

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, February 5, 2018 @ 7pm

1. Pledge of Allegiance

2. Open Public Meetings Acts Statement

In accordance with the provisions of the New Jersey Open Public Meetings Act, Chapter 231 of the Public Laws of 1975, the Sea Isle City Zoning Board caused notice of the date, time and place of this meeting to be posted on the City Clerk's Bulletin Board at City Hall, Sea Isle City Web Site and published in the Atlantic City Press and/or Ocean City Sentinel.

3. Roll Call

_____ Patrick Pasceri, Chairperson	_____ Louis Feola, Jr.
_____ Patricia Urbaczewski, Vice Chair	_____ William McGinn
_____ Gerard Brangenberg	_____ Daniel Organ
_____ Jacqueline Elko	_____ William J. Keller, Alt I
	_____ Patrick Roberts, Alt II

4. New Business

◆ **ZONING BOARD RE-ORGANIZATION FOR CALENDAR YEAR OF 2018**

◆ **APPLICANT: Sean M. & Amy E. KANE (Hardship/Bulk, Flex 'C' & 'D' Use Variance Application)**

8407 Sounds Avenue / Block: 85.04 / Lot(s): 26.01 / Zone: C-3

Proposed: to replace existing duplex with a new single family residence

Requesting: variance relief for residential in commercial zone and landscaping relief

◆ **APPLICANT: Chris & Margaret SWANSON & 102 57th Street Condominium Association (Hardship/Bulk & Flex 'C' Variance Application)**

102 – 57th Street / Block: 57.03 / Lot(s): 1360 & 1359.02 / Zone: R-2

Proposed: to install an in-ground pool

Requesting: variance relief for accessory structure rear yard setbacks from rear and side lot lines

◆ **APPLICANT: Edward & Jackie FITZPATRICK (Hardship/Bulk & Flex 'C' Variance Application)**

216 -91st Street / Block: 92.03 / Lot(s): 52 & 53 / Zone: R-2

Proposed: to demolish existing triplex and construct a new single family structure

Requesting: variance relief for all pre-existing non-conforming conditions consisting of Use, setbacks, lot coverage, FAR, and parking

5. Resolutions

Resolution #2017-12-01 –Joseph A. LaROSA, Jr.

206 – 43rd Street / Block: 43.04 / Lot(s): 29.02, 30.02, 31.02 & 32.02 / Zone: R-2

Resolution #2017-12-02 –Frank E. & Shari S. TROCK

225 – 88th Street / Block: 88.03 / Lot(s): 1.02 / Zone: C-3

Resolution #2017-12-03 –Joan M. KELLETT

15 – 84th Street / Block: 83.01 / Lot(s): 22.01 & 22.02 / Zone R-2

Resolution #2017-12-04 –26 – 37th STREET, LLC.

26 – 37th Street / Block: 37.02 / Lot(s): 10 / Zone: C-1

Resolution #2018-01-01 –129 – 38th STREET, LLC.

129 – 38th Street / Block: 37.03 / Lot(s): 7.01 / Zone: R-2

6. Meeting Minutes - January 2, 2018 Regular Meeting

7. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, February 5th, 2018 @ 7:00 PM**

~ **Meeting called to order:** by Chairperson Mr. Pasceri. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

~ **Board Roll Call:**

Present: Mrs. Elko, Mr. Feola, Mr. McGinn, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

Absent: Mr. Brangenberg, Mr. Organ

Professional's of the Board: Mr. F. Thomas Hillegass, Esq., the Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, the Municipal & Board Engineer.

~ **NEW BUSINESS:**

1) **APPLICANT:** *Sean M. & Amy E. KANE @ 8407 Sounds Avenue; Block 85.04; Lot(s) 26.01; Zone C-3.*

PROPOSED: to demolish the existing duplex and construct a new single family residence.

Professionals: Donald A. Wilkinson, Esq., offers a brief introduction, a summary of what is proposed and explains the variance relief the applicant is requesting approvals for; Carmen J. LaRosa, R.A. (Architect) provides testimony regarding the proposed single family residence and supporting details pertaining to access, easement, elevation, driveway, parking and surrounding neighborhood.

Witness(es): Sean Kane (applicant) testifies to history of existing structure, property and future intentions

Exhibits: Exhibit A-1-deed of Easement allowing access to property

Board Comment: Read into record - Letter from Fire Chief dated 1/1/18; DPW Memo dated 12/20/17

Public Comment: none

- To approve a Use Variance where a Single family dwelling is proposed in a C-3 zone. Mr. McGinn makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed
- To approve lot abutting street where this lot does not abutt a street and has a long existing easement to access it. Mrs. Urbaczewski makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed

2) **APPLICANT:** *Chris D. & Marqaret SWANSON (AKA: 102 -57th Street Condo Association) @ 102 -57th Street/ 5700 Landis Avenue; Block 57.03; Lot(s) 1360 & 1359.02; Zone R-2.*

PROPOSED: to construct an inground pool with concrete patio area in rear yard of property.

Professionals: Donald A. Wilkinson, Esq., provides brief summary of the intended project and relief that is being sought before the board; Carmen J. LaRosa, R.A. (Architect) offers further testimony to support the associated accessory structure and setback variances being sought for the corner property inground pool proposed

Witness(es): Chris Swanson (applicant) to add supporting comments regarding pool intentions

Exhibits: none

Board Comment: Read into record - Letter from Fire Chief dated 1/1/18; DPW Memo dated 12/20/17

Public Comment: William Brannick @ 5608 S. Landis Ave-to speak against the lights & noise that accompany a pool, having to look over it living right next door, flooding and code issues

- To approve the setback from the accessory structure (pool) to the main building where 10 feet is required & 4 feet is proposed, which is a 6 foot variance. Mr. McGinn makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed
- To approve the setback of accessory structure (pool) to the front (57th) street curb line where 60 feet is required & 41 feet is proposed, which is a 19 foot variance. Mr. Feola makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed
- To approve a patio in the side yard which is not permitted & proposed is concrete patio in 5 foot side yard for a variance. Mr. McGinn makes motion, Mr. Roberts seconds; roll call – 7 in favor / none opposed
- To approve a min. rear yard accessory use of a pool patio where 5 feet is permitted/required & 6 inches is proposed, which is a 4 ft – 6 in variance. Mr. McGinn makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed

3) APPLICANT: Edward & Jackie FITZPATRICK @ 216 – 91st Street; Block 92.03; Lot(s) 52 & 53; Zone R-2.

PROPOSED: to demolish existing duplex and construct a new single family structure

Professionals: Jeffrey Barnes, Esq. of Barnes Law Group summarizes what exists and what is being proposed that requires variances to be sought; Blane Steinman, R.A. (Architect) provides testimony regarding the site and structure, and supporting details to the variances and proposed project

Witness(es): none

Exhibits: none

Board Comment: Read into record - Letter from Fire Chief dated 1/1/18; DPW Memo dated 12/20/17; discussed are density, driveway, garage, non-conforming deck, walkway, and the impervious coverage which ends in agreement to comply and therefore elimination impervious coverage variance

Public Comment: none

- To approve #1) building on non-buildable lot less than 3,500 S/F which is not permitted, where building a Single Family Dwelling is proposed for a Variance. Mr. McGinn makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed
- To approve the existing non-conforming items: #2) min. lot area where 5,000 S/F is required & 2,960 S/F is proposed for a 2,040 S/F Variance; #3) min. lot width where 50 ft. is required & 40 ft. is proposed for 10 ft. Variance; and #4) min. lot depth where 100 ft. is required & 74 ft. is proposed for a 26 ft. Variance. Mr. Feola makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed
- To approve Item #5) where the deck in the side yard is not permitted but is proposed as a Variance. Mr. McGinn makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed
- To approve Item #6) aggregate side yard setback where 15 ft. is required & 5 ft is proposed for a 10 ft Variance. Mr. Roberts makes motion, Mrs. Elko seconds; roll call – 7 in favor / none opposed
- To approve Item #7) front yard setback where 15 ft is required & 14 ft is proposed for a 1 ft Variance. Mr. McGinn makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed
- To approve Item #8) rear yard setback where 20 ft is required & 10ft-8in. is proposed for a 9ft-4in. Variance. Mr. McGinn makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed

~Re-Organization:

Calendar Year 2018 Meeting Schedule is only item reviewed with all other re-organization items to be addressed at next meeting in February.

- Calendar Year 2018 Zoning Board Meeting Schedule approved. Mr. McGinn makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 8 in favor / none opposed

~Meeting Minutes to Adopt:

- Minutes of Tuesday, January 2, 2018 Zoning Board Meeting. Mr. Keller makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 7 in favor / none opposed

~Resolutions:

RES #2017-12-01 - Joseph A. LaROSA, Jr. @ 206 -43rd St./ B: 43.04/ L: 29.02, 30.02, 31.02 & 32.02

- Memorialize Resolution #2017-12-01 with one minor correction. Mrs. Urbaczewski makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

RES #2017-12-02 - Frank E. & Shari S. TROCK @ 225 -88th St./ B: 88.03/ L: 1.02

- Memorialize Resolution #2017-12-02 with corrections. Mr. Keller makes motion, Mrs. Urbaczewski seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

RES #2017-12-03 - Joan M. KELLETT @ 15 -84th St./ B: 83.01/ L: 22.01 & 22.02

- Memorialize Resolution #2017-12-03 with corrections. Mrs. Urbaczewski makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

RES #2017-12-04 - 26 - 37th STREET LLC @ 26 -37th St./ B: 37.02/ L: 10

- Memorialize Resolution #2017-12-04 with changes. Mrs. Urbaczewski makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

RES #2018-01-01 - 129 - 38th STREET, LLC @ 129 -38th St./ B: 37.03/ L: 7.01

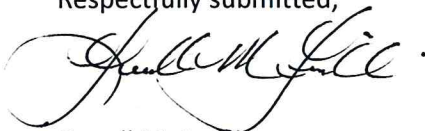
- Memorialize Resolution #2018-01-01 with minor change. Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 7 in favor / none opposed

~With no further business

- Mr. Pasceri makes motion, second by Mr. Feola, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli
Zoning Board Clerk
City of Sea Isle City Zoning Board