

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA**

*Regular Meeting, Monday, March 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**

◆ **APPLICANT: Timothy A. MARTIN & Michelle A. MARTIN** (*Hardship/Bulk & Flex 'C' Variance App*)

11 – 50<sup>th</sup> Street / Block 49.01 / Lot(s) 7 / Zone R-2

Proposed: to construct an in-ground pool

Requesting: variance relief for accessory yard setback to main structure, accessory rear & side yard setbacks

◆ **APPLICANT: OCEANS 12, LLC** (*Hardship/Bulk & Flex 'C' Variance App*)

134 – 92<sup>nd</sup> Street / Block 93.02 / Lot(s) 26.02 / Zone R-2

Proposed: to construct a single family residence

Requesting: variance relief for building lot, aggregate side yard, rear yard setback, depth to ground water, and drainage calculations

**5. Resolutions**

**Resolution #2018-02-01 –Zoning Board Re-Organization for 2018 Calendar Year**

including already adopted 2018 Zoning Board Meeting Schedule

**Resolution #2018-02-02 –Sean M. & Amy E. KANE Variance App.**

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

**Resolution #2018-02-03 –Chris & Margaret SWANSON/102 57th Street Condo Assoc. Variance App**

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

**Resolution #2018-02-04 –Edward & Jackie FITZPATRICK Variance App.**

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

**6. Meeting Minutes** - February 5, 2018 Regular Meeting

**7. Adjourn**

\*Please note - changes are possible\*

# **SEA ISLE CITY ZONING BOARD OF ADJUSTMENT**

## **Minutes of Regular Meeting Monday, March 5<sup>th</sup>, 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. McGinn, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

*Absent:* Mr. Brangenberg, Mr. Feola (due to conflict with applications), Mr. Organ

*Professional's of the Board:* Mr. Daniel Reeves, Esq., Interim Zoning Board Solicitor for Mr. Hillegass and Mr. Andrew A. Previti, P.E. of Maser Consulting, the Municipal & Board Engineer.

~**NEW BUSINESS:**

**1) APPLICANT: Timothy A. & Michelle A. MARTIN** @ 11 – 50<sup>th</sup> Street; Block 49.01; Lot(s) 7; Zone R-2.

*PROPOSED:* to construct an in-ground pool

**Professionals:** Donald A. Wilkinson, Esq., offers a brief introduction, a summary of what is proposed and explains the variance relief the applicant is seeking; Carmen J. LaRosa, R.A. (Architect) provides supporting testimony in regards to the pool and surrounding paver patio proposed.

**Witness(es):** Timothy Martin (applicant) provides personal testimony to future plans with house and pool

**Exhibits:** none

**Board Comment:** Read into record - Letter from Fire Chief dated 3/2/18; DPW Memo dated 3/2/18

**Public Comment:** asked and confirmed applicant owns both property units; home directly behind also installed just had a pool installed in rear yard

- To approve the setback from the accessory structure (pool) to the main building where 10 foot is required and 4 feet – 3 inches is being proposed. Mr. Roberts makes motion, Mrs. Urbaczewski seconds; roll call – 6 in favor / none opposed
- To approve the patio in the side yard which is not permitted where pavers around the pool are being proposed. Mr. Keller makes motion, Mr. Roberts seconds; roll call – 6 in favor / none opposed
- To approve the rear yard setback of the accessory structure/patio where 5 feet is required and 1.5 feet is being proposed. Mrs. Urbaczewski makes motion, Mr. Keller seconds; roll call – 6 in favor / none opposed

**2) APPLICANT: OCEANS 12, LLC.** @ 134 -92<sup>nd</sup> Street; Block 93.02; Lot(s) 26.02; Zone R-2.

*PROPOSED:* to construct a single family residence

**Professionals:** Donald A. Wilkinson, Esq., provides brief summary of what exists, what is proposed and the relief being sought before the board; Carmen J. LaRosa, R.A. (Architect) offers detailed testimony regarding the proposed new structure, how existing non-conformities will become conforming and supporting details pertaining to meeting all current codes and requirements with some exception to variances sought.

**Witness(es):** Joseph Romano (applicant) provides testimony to existing property and structure history

**Exhibits:** none

**Board Comment:** Read into record - Letter from Fire Chief dated 3/2/18; DPW Memo dated 3/2/18

**Public Comment:** Mr. Addison Tollen @ 138 -92<sup>nd</sup> St –to address issues regarding front curb and any changes affecting an already existing parking problem on the street, rear yard setback does not line up with existing footprint, questions about stone trench and storm water runoff, questions about shower enclosure and placement of AC units requesting to have units moved to other side of house away from them, and requests for a 6' fence instead of 5' fence to be installed.

- To approve Building on a lot less than 3,500 S/F, where it is not permitted. Mr. McGinn makes motion, Mr. Keller seconds; roll call – 6 in favor / none opposed
- To approve existing non-conforming Variance Items 2) min. lot area where 5,000 S/F is required and 2,220 S/F is proposed; 3) min. lot width where 50 ft. is required and 30 ft. is proposed; & 4) min. lot depth where 100 ft. is required 74 ft is proposed. Mr. Roberts makes motion, Mr. McGinn seconds; roll call – 6 in favor / none opposed
- To approve min. rear yard where 15 ft. is required and 11 ft. – 6 in. is proposed to shower enclosure which is agreed to be moved from one side to other. Mr. McGinn makes motion, Mr. Roberts seconds; roll call – 6 in favor / none opposed
- To approve aggregate side yard where 15 feet is required and proposed is 5 feet on each side for a total of 10 feet. Mr. McGinn makes motion, Mr. Keller seconds; roll call – 6 in favor / none opposed

**~Meeting Minutes To Adopt:**

- Minutes of Monday, February 5, 2018 Zoning Board Meeting. Mr. Roberts makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

**~Resolutions:**

- RES #2018-02-01 - RE-ORGANIZATION of Zoning Board for 2018 Calendar Year
- Memorialize Resolution #2018-02-01. Mr. McGinn makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed
- RES #2018-02-02 - Sean M. & Amy E. KANE @ 8407 Sounds Avenue/ B: 85.04/ L: 26.01
- Memorialize Resolution #2018-02-02. Mr. McGinn makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed
- RES #2018-02-03 - Chris & Margaret SWANSON (102-57<sup>th</sup> St Condo Assoc.) @ 102 -57<sup>th</sup> St./ B: 57.03/ L: 1360&1359.02
- Memorialize Resolution #2018-02-03. Mr. McGinn makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed
- RES #2018-02-04 - Edward & Jackie FITZPATRICK @ 216 -91<sup>st</sup> Street/ B: 92.03/ L: 52 & 53
- Memorialize Resolution #2018-02-04. Mr. McGinn makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

~With no further business

- Mr. McGinn makes motion, second by Mr. Roberts & Mr. Pasceri, with all in favor to adjourn

**Meeting Adjourned**

Respectfully submitted,



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