

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, May 7, 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: John KENNEDY & Michelle KENNEDY** (*Hardship/Bulk & Flex 'C' Variance App*)

6504 Pleasure Avenue / Block 65.02 / Lot(s) 13 / Zone R-2

Proposed: to install an in-ground pool

Requesting: variance relief for accessory structure from main building, pool paver surround on side & rear yard

◆ **APPLICANT: Peter J. RUSSO & Deborah RUSSO** (*Hardship/Bulk & Flex 'C' Variance App*)

14 – 81st Street / Block 81.01 / Lot(s) 137.01 & 139.01 / Zone R-2

Proposed: to construct a 385 sq. ft. first floor addition enclosing deck area

Requesting: variance relief for additional 3% of building coverage

◆ **APPLICANT: Laurie VanMETRE & Mark BEAVER and Anthony & Alice COSTELLO**

(*Hardship / Bulk Variance and Flex 'C' Variance*)

9111 – 9113 Pleasure Avenue / Block 92.01 / Lot(s) 1 & 2 / Zone R-2

Proposed: to construct new upgraded/updated duplex destroyed by fire

Requesting: variance relief of pre-existing min. lot area for two-family dwelling, pre-existing frontage, width & depth of property; As well as variances for min. front yard setback on 92nd St, rear yard setback & driveway location within 100' of intersection.

5. Resolutions - N/A

6. Meeting Minutes - April 2, 2018 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting Monday, May 7th, 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: Mr. Brangenberg, Mr. Feola, Mr. McGinn, Mr. Organ, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

Absent: Mrs. Elko

Professional's of the Board: Mr. Ronald J. Gelzunas, Esq., Interim Conflict Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Municipal & Board Engineer.

~Announcement:

To anyone attending for the Donohoe Application @ 4-79th Street & McGinn Application @ 18-42nd Street be advised both Applications have been tabled until further notice and Applicants will be required to re-notice before returning before the Zoning Board. Third Applicant on Agenda for this meeting has requested a continuance with no further notice required (*see note below) [Mr. Feola stepped down on Kennedy Application due to conflict & will return on following app .]

~NEW BUSINESS:

1) APPLICANT: John KENNEDY & Michelle KENNEDY @ 6504 Pleasure Avenue; Block 65.02; Lot(s) 13; Zone R-2.

PROPOSED: construct an in-ground pool and a cabana

Professionals: Donald A. Wilkinson, Esq., offers a summary of what is proposed and explains the variance relief being sought; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony pertaining to the pool structure, paver area around pool, surrounding fencing and neighborhood

Witness(es): John & Michelle Kennedy (applicants) offer additional vacation and family use only testimony

Exhibits: Letters from Police Chief McQuillen dated 4/11/18 & Code Enforcement Officer Teefy dated 4/9/18; Memo from M. Tighe of Dept. of Public Works dated 4/2/18; Memo from Fire Chief F. Edwardi Sr. dated 3/21/18

Board Comment: FAR and parking are questioned, the cabana is questioned as accessory structure and verified to be a shed then further discussed and agreed to be reduced in size

Public Comment: none

- To approve the minimum lot area where 5,000 S/F is required and 4,800 S/F is proposed due to the small lot size which is an existing condition, and including setback from accessory structure to main building where 10ft is required and 4ft is proposed, patio in side yard which is not permitted and pool patio is proposed is side yard, and accessory structure patio rear yard setback where 5ft is required and 1.03ft is proposed to paver; Mr. McGinn makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed

2) APPLICANT: Peter J. & Deborah RUSSO and Jeffrey & Christine VAUGHT @ 14-81st Street; Block 81.01; Lot(s) 137.01 & 139.01; Zone R-2. PROPOSED: construct 385 S/F first floor addition enclosing deck area

Professionals: Donald A. Wilkinson, Esq., briefly explains what is being proposed by the owners and the variance relief necessary to do so; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony in regards to the benefits of the added living space that is being proposed and addresses conditions of concern for board engineer

Witness(es): Peter Russo (representing applicants) provides added testimony about moving here year round

Exhibits: Survey marked as A1, Ground Floor Plan marked as A2 which will be revised to reflect parking use only because storage is not permitted, Letters from Police Chief McQuillen dated 4/11/18 & Code Enforcement Officer Teefy dated 4/9/18; Memo from M. Tighe of Dept. of Public Works dated 4/2/18; Memo from Fire Chief F. Edwardi Sr. dated 3/21/18

Board Comment: Discussed and clarified that second floor deck will be labeled a porch if covered by a roof and required to return before the board if there is ever a decision to enclose it

Public Comment: none

- To approve the pre-existing conditions for the front yard setback where 15 ft is required & 14.8 ft exists and the rear yard setback where 20 ft is required & 17.8 ft exists, and conditions as agreed to in Engineer's report dated 3/22/18; Mr. Brangenberg makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed
- To approve maximum building coverage where 35% is permitted & 38% is proposed; Mr. Keller makes motion, Mr. Organ seconds; roll call – 7 in favor / none opposed

3) APPLICANT: Laurie VanMETRE, Mark BEAVER & Anthony & Alice COSTELLO @ 9111–9113 Pleasure Avenue; Block 92.01; Lot(s) 1 & 2; Zone R-2. PROPOSED: to construct new upgraded/updated duplex destroyed by fire
Professionals: Donald A. Wilkinson, Esq. and Carmen J. LaRosa, R.A. (Architect)

(* Announcement was made that applicant requested a continuance to next regular scheduled 6/4/18 Meeting @ 7pm with no further notice required, unless possible 'D' variance involved based on Floor Area Ratio ('FAR') exceeding .8 standard. Applicant may decide to reduce 'FAR' in which case re-noticing would not be necessary, however remaining at or above .8 makes current notice deficient and require re-noticing.)

~Resolutions: N/A

~Meeting Minutes To Adopt:

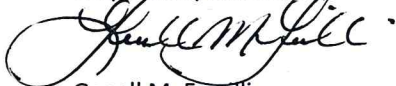
- Minutes of Monday, April 2, 2018 Zoning Board Meeting. Mr. Feola makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~With no further business

- Mr. Pasceri makes motion to adjourn with all present 'aye' in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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