

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, June 4, 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: Laurie VanMETRE & Mark BEAVER and Anthony & Alice COSTELLO**
(Hardship / Bulk Variance and Flex 'C' Variance) [continued from May Meeting]

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.

◆ **APPLICANT: Todd D. JASINSKI & Joyce H. JASINSKI** *(Hardship/Bulk & Flex 'C' Variance App)*
132 – 90th Street / Block 91.02 / Lot(s) 29.02 & 30 / Zone R-2

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

Requesting: variance relief for buildable lot, aggregate side yard, rear yard setback and existing lot size (pre-existing condition)

5. Resolutions

Resolution #2018-05-01 –John KENNEDY & Michelle KENNEDY 'Variance App'
6504 Pleasure Ave / Block: 65.02 / Lot(s): 13 / Zone: R-2

Resolution #2018-05-02 –Peter RUSSO & Deborah RUSSO 'Variance App'
14 – 81st Street / Block: 81.01 / Lot(s): 137.01 / Zone: R-2

6. Meeting Minutes - May 7, 2018 Regular Meeting

7. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, June 4th, 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, Mrs. Elko, Mr. Feola, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, & Mr. Pasceri
(Board Member Mr. McGinn arrived late)

Absent: Mr. Organ

Professional's of the Board: Mr. F. Thomas Hillegass, Esq. of Monzo Catanese Hillegass, Zoning Board Solicitor and Mr. Anthony C. Eaton, P.E. of Maser Consulting, Alternate Board Engineer.

~NEW BUSINESS:

1) 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: Jules Konschak, Esq. and Carmen J. LaRosa, R.A. (Architect)

(* Letter was read into record as submitted from applicant's representative requesting announcement to postpone this matter from tonight's schedule to a later date to be determined and that new notices will be issued at that time, therefore waiving the running of the statutory periods with respect to this requested postponement.)

2) APPLICANT: Todd D. JASINSKI & Joyce H. JASINSKI @ 132 – 90th Street; Block 91.02; Lot(s) 29.02 & 30; Zone R-2.
PROPOSED: demolish existing and construct a new single – family dwelling

Professionals: Donald A. Wilkinson, Esq., offers a brief summary of what the Applicant is proposing and explains the variance relief being sought due to the non-buildable substandard lot; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony to FEMA conformance, what is being proposed and benefits of project

Witness(es): Todd and Joyce Jasinski (applicants) available to answer questions

Exhibits: Photograph of proposed & adjacent properties –marked A1; Memo from M. Tighe of Dept. of Public Works dated 5/30/18 –A2; Memo from Fire Chief F. Edwardi Sr. dated 5/30/18 –A3; Letters from Police Chief McQuillen dated 5/30/18 –A4 & Code Enforcement Officer Teefy dated 5/30/18 –A5

Board Comment: noted this one just like another approved before board previously but with additional bedroom

Public Comment: Terry Jacobs @ 129-91st St W needed to be clear about rear setback & to say she is in favor of the project, Doug Pretsch @ 118-91st St E to say he is all for this new construction & feels it will eliminate some of the street parking, Lou Harris @ 123-91st St says he bought his house (almost the same) before his sister Joyce a few years prior & says what they are proposing will enhance the neighborhood & benefit them & he's all for it.

- To approve variance #1) building on non-buildable lot which is not permitted on lots less than 3,500 S/F & improvements are proposed; and the three existing non-conforming variances #2) min. lot area where 5,000 S/F is required & 2,220 S/F is proposed, #3) min. lot width where 50 ft. is required & 30 ft. is proposed and #4) min. lot depth where 100 ft. is required & 74 ft. is proposed; Mr. Brangenberg makes motion, Mr. Feola seconds; roll call – 7 in favor / none opposed
- To approve variance #5) min. rear yard setback where 15 ft. is required & 12 ft. is proposed; Mr. McGinn makes motion, Mrs. Urbaczewski seconds; roll call – 7 in favor / none opposed
- To approve variance #6) min. aggregate side yard setback where 15 ft. is required & 10 ft. is proposed; Mr. Feola makes motion, Mr. Brangenberg seconds; roll call – 7 in favor / none opposed
- To approve variance #7) building projections where 5 ft. from property line in side yards is permitted & two (2) 1 ft. projections into 5 ft. side yard is proposed; Mr. McGinn makes motion, Mr. Keller seconds; roll call – 7 in favor / none opposed

~Resolutions:

RES #2018-05-01 - John KENNEDY & Michelle KENNEDY @ 6504 Pleasure Ave / B: 65.02 / L: 13 / Zone: R-2

- Memorialize Resolution #2018-05-01. Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all *ayes* 6 in favor / *none* opposed

RES #2018-05-02 - Peter J. & Deborah RUSSO and Jeffrey & Christine VAUGHT @ 14 -81st St / B: 81.01 / L: 137.01 & 139.01 / Zone: R-2

- Memorialize Resolution #2018-05-02. Mrs. Urbaczewski makes motion, Mr. Brangenberg seconds, roll call of those eligible to vote - all *ayes* 6 in favor / *none* opposed

~Meeting Minutes To Adopt:

- Minutes of Monday, May 7, 2018 Zoning Board Meeting. Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call of those eligible to vote - all *ayes* 7 in favor / *none* opposed

~The issue of swimming pools and the numerous applications that have been submitted was brought up and whether a letter was sent to the Planning Board, whereas Mr. Hillegass informs the Zoning Board a letter will be emailed to the Planning Board and copied to City Council and all necessary parties addressing the issue and asking for a review and an ordinance to be considered on this item.

~Furthermore, it is discussed and agreed that due to July 4th, 2018 Holiday week and a roll called lack of attendance it would be in the best interest to cancel the July Zoning Board Meeting and reconvene in August, therefore

- To notice cancelation of Regular July 2, 2018 and resume for next Regular scheduled Zoning Board Meeting on August 6, 2018 at 7:00 pm: Mr. Brangenberg makes motion, Mrs. Elko seconds, roll called all in favor - all *ayes* 8 in favor / *none* opposed

~With no further business

- Mr. Brangenberg 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