

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Tuesday, September 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: 134 52nd Street Condominium Association & Michael A. and Mary R. PIERANTOZZI

(Hardship / Bulk & Flex 'C' Variance App)

134 - 52nd Street / Block 52.03 / Lot(s) 858 / Zone R-2

Proposed: addition of outside elevator

Requesting: variances for minimum side yard, aggregate side yard (existing) and impervious coverage relief

5. Meeting Minutes - Motion to adopt Minutes of August 6, 2018 Regular Meeting

6. Resolution Proposing Closed Session

- ◆ Motion to **adopt** Resolution #2018-09-01- "Authorizing a Closed Executive Session for the Purpose of Discussing Professional Services Contract Negotiations and Appointment of the Zoning Board Solicitor"

7. Closed Session

- ◆ Enter into Executive Closed Session

8. Return to Open Session

(where Motions may or may not result from the matters discussed)

Closing Comments

9. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Tuesday, September 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: Mrs. Elko, Mr. Feola, Mr. Organ, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, & Mr. Pasceri

Absent: Mr. Brangenberg, Mr. McGinn

Professionals of the Board: Dorothy F. McCrosson of McCrosson & Stanton, Acting Solicitor and Andrew A. Previti, PE of Maser Consulting, Board & Municipal Engineer

~**NEW BUSINESS:**

1) APPLICANT: 134 52nd Street Condominium Association & Michael A. and Mary R. PIERANTOZZI

@ 134 - 52nd Street; Block 52.03; Lot(s) 828; Zone R-2. *PROPOSED: addition of outside elevator*

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 regarding the addition of what is more like a chair lift type elevator, accessibility, impervious coverage, setbacks and effects on parking.

Witness(es): Michael & Mary Pierantozzi (applicants) reference their health being why they need an elevator

Exhibits: Letters from Police Chief McQuillen dated 8/28/18 & Code Enforcement Officer Teefy dated 8/28/18; Memo from M. Tighe of Dept. of Public Works dated 8/27/18; Memo from Fire Chief F. Edwardi Sr. dated 8/28/18

Board Comment: wanted guarantee no one could gain access to it when the owners are not there; what would prevent people from stepping off when it is in operation; & how weather would effect it, were all discussed.

Public Comment: none

- Motion on items 1-3 to approve Variances: 1) minimum side yard setback -elevator/east- where 5 ft is required & 3' -4" is proposed @ variance of 1'-8"; 2) minimum side yard -stairs both sides/west- where 5 ft is required and 3' -6" is proposed [existing non-conforming] @ variance of 1'-6"; and 3) aggregate side yard setback where 15 ft is required & 6' -10" is proposed: elevator- 3' -4" & stairs- 3' -6" @ variance of 8'-2"; Mrs. Urbaczewski makes motion, Mr. Organ seconds; roll call – 7 in favor / none
- Motion to approve item 4 Variance for Impervious Coverage where 74.6 % is existing & 76% is proposed; Mr. Keller makes motion, Mr. Feola seconds; roll call – 7 in favor / none
- Motion to approve item 5 Variance for Parking where 6 spaces (3 per unit) are required & only 5 spaces are existing; Mr. Organ makes motion, Mrs. Urbaczewski seconds; roll call – 7 in favor / none

~**Meeting Minutes To Adopt:**

- **Minutes of Monday, August 6th, 2018 Zoning Board Meeting.** Mrs. Urbaczewski makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~**Resolutions:**

Resolution No. 2018-09-01 " Authorizing a Closed Executive Session for the Purpose of Discussing Professional Services Contract Negotiations and Appointments of the Zoning Board of Adjustment Attorney "

- Motion to Memorialize Resolution #2018-09-01 and thereby enter into closed session. Mrs. Urbaczewski makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 7 in favor / none opposed
(At this time anyone in the audience from the public is asked to leave, however no one was present.)

CITY OF SEA ISLE CITY ZONING BOARD of ADJUSTMENT REGULAR MEETING

Tuesday, September 4th, 2018 @ 7:00 PM

RETURN TO OPEN SESSION

~Meeting Re-Called to Order by Chairperson Mr. Pasceri for possible actions and closing comments

Results of Executive Session: Mrs. Elko and Mr. Pasceri will act as Sub Committee to do any further review and possibly sit in as guests should Planning Board decide to interview any applicants or to interview applicants prior to next meeting. If anything further should arise board members would be provided information and additional review and discussion would continue to next meeting as deemed necessary

~With no further business

➤ A Motion is made to adjourn with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli
Zoning Board Clerk

City of Sea Isle City Zoning Board