

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Monday, January 7, 2019 - 7:00 pm 'Regular Meeting'

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 '2019' CALENDAR YEAR

◆ APPLICANT: John & Diane MACKNIS (Hardship/Bulk Variance & Flex 'C' Variance)

[CONTINUED FROM DECEMBER 3, 2018] - 111 - 47th Street / Block 46.03 / Lot(s) 10 / Zone R-2

Proposed: in conjunction with raising rear single family residence to exceed flood elevation, add 131 S/F and revise roofline/2nd floor per proposed floor plans

Requesting: variance relief for expansion of non-conforming structure, bulk variances deemed necessary and bulk variances previously granted for replacement of front residence per Resolution #94-10-2

◆ APPLICANT: Angela McGowen (Use 'D' Variance and Site Plan)

[CONTINUED FROM DECEMBER 3, 2018] - 109 -56th Street / Block 55.03 / Lot(s) 1524 / Zone R-2

Proposed: to replace existing structure with a 3 unit structure

Requesting: variance relief of use variance for proposed use of triplex which is not permitted

◆ APPLICANT: Frank EDWARDI (Hardship/Bulk Variance & Flex 'C' Variance)

19 - 52nd Street / Block 51.01 / Lot(s) 5.01 & 6.03 / Zone R-2

Proposed: development of duplex to replace current two family duplex to be removed on property

Requesting: variance relief of front yard setbacks, height and any other relief deemed necessary

◆ APPLICANT: Frank & Terri YOUNG (Hardship/Bulk Variance)

4408 Park Road / Block 44.05 / Lot(s) 7 & 8.01 / Zone R-2a

Proposed: to elevate existing home and create ground floor parking

Requesting: variance relief for side yard setback (stairs only)

5. Resolutions

Resolution #2018-12-01 - David & Victoria ARDARY -122 - 72nd St -West / B: 72.03 / L: 878 / Z: R-2

Resolution #2018-12-02 - Barry & Mary McCARRAHER -32 - 60th St / B: 60.02 / L: 10 / Z: R-2

6. Meeting Minutes - Minutes of December 3, 2018 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, January 7th, 2019 @ 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. McGinn, Mr. Organ, Mr. Keller (Alt #1), Mr. Roberts (Alt #2), Mrs. Urbaczewski, Mr. Pasceri (announced that alternates can listen & provide input but not vote when all seven members sit on an application)

Professional's of the Board: Mr. Christopher Gillin-Schwartz, Esq., the Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, the Municipal & Board Engineer.

~ **NEW BUSINESS:**

1) **APPLICANT:** *John & Diane Macknis @ 111-47th Street; Block 46.03; Lot(s) 10; Zone R-2.*

PROPOSED: to raise the rear existing structure and perform alterations for access and to become flood compliant

Professionals: Donald Wilkinson, Esq., provides brief summary of application, the flooding, fire and what is being proposed to improve the rear unit on the property; Pam Fine, R.A. (Architect) offers supporting details regarding raising of rear structure above flood level but to remain within footprint, provide stair for access and the other alterations that are being proposed

Witness(es): Jack Macknis (applicant) answer questions about flooding issues especially at rear cottage

Exhibits/Reports: Read into record - Traffic Maintenance/Code Enforcement Memo & Police Chief letter of approval both dated 11/28/18; DPW approval Memo dated 11/28/18; and Fire Dept. approval Memo dated 1/4/19

Board Comment: question of door which could lead to storage under the building which is not allowed and will be revised accordingly; wall measurements are questioned

Public Comment: N/A

- For 'D' Variance of expansion to non-conforming use (rear building); Mr. McGinn makes motion, Mr. Brangenberg seconds; roll call - *aye 7 in favor / none opposed and so approved*
- For Variances of 2)min. side yard setback (rear bldg) where 1'2" is proposed, 3)min. rear yard setback (rear bldg) where 0 is proposed, 4)max. building coverage (both bldgs) where 36.6% is proposed, 5)# of parking spaces (both bldgs) where 4 spaces are proposed, 6)min. side yard setback (front bldg) where 4'-11" is proposed, 7)aggregate side yard setback (front bldg) where 14'-8" is proposed, including landscape requirements, access doors and Engineer Report Item 4 parking access; Mr. Feola makes motion, Mr. Brangenberg seconds; roll call - *aye 7 in favor / none opposed and so approved*

2) **APPLICANT:** *Angela McGowan @ 109 -56th Street; Block 55.03; Lot(s) 1524; Zone R-2.*

(Mr. Brangenberg & Mrs. Elko stepped down due to conflict / Alternates Mr. Keller & Mr. Roberts vote in their place)

PROPOSED: to demolish existing 3 unit structure and re-construct three units in better way to be meet all compliant codes, requirements and standards

Professionals: Charles Gemmel, Esq., provides brief summary of application for site plan approval and a use variance to maintain three units on the property; Carmen LaRosa, R.A. (Architect) offers supporting details where proposed project will be designed with front 2 units based on top and bottom configurations towards the street connected to rear by breezeway where third unit is a single townhouse type 3 story unit which together are considered all one structure, and details the layout, landscaping parking, water runoff, and further details deemed necessary to meet compliance and bulk requirements

Witness(es): Angela McGowan (Applicant) testifies to the intentions being for family living use only

Exhibits/Reports: Exhibit A1 - rendering; Read into record - Traffic Maintenance/Code Enforcement approval Memo dated 11/28/18 & Police Chief letter of approval dated 11/30/18; DPW approval Memo with specific note to curbside trash & recycling collection dated 11/28/18; and Fire Dept. approval Memo dated 1/4/19

Board Comment: meeting C2 requirements, impervious coverage change and parking are mentioned but a discussion takes place over to raise what is there vs. to demolish and rebuild something not allowed being an issue

Public Comment: John Cannon @ 113-56th St W to express opposition; Gerry Brangenberg @ 3901 Landis Ave for record related to applicant & zoning board member to share family reasons for this project and speak in favor

- For Use Variance where single or two family dwellings are permitted and a three family dwelling is being proposed; Mr. McGinn makes motion, Mr. Roberts seconds; roll call - *aye* 4 in favor / *nay* 3 opposed and therefore *DENIED*

3) APPLICANT: Frank EDWARDI @ 19 -52nd Street; Block 51.01; Lot(s) 5.01 & 6.03; Zone R-2.

(Mr. Feola stepped down due to conflict / Alternate Mr. Keller vote in his place)

PROPOSED: development of duplex to replace current two family duplex to be removed

Professionals: Richard C. Andrien, Esq., provides overall summary of property, current conditions, and what is being sought for the project proposed under this application with importance stressed on coordination with road work; Carmen LaRosa, R.A. (Architect) provides additional details supporting the positive and negative criteria, parking spaces, and ceiling height. Request is made for Resolution to be prepared & read into record now due to time constraints however all applications must be heard first.

Witness(es): Frank Edwardi (applicant) testifies to why curb cut was made on 52nd St, parking & traffic, and comments on the road work that is scheduled which they are trying to work along with

Exhibits/Reports: Read into record - Traffic Maintenance/Code Enforcement approval Memo dated 12/14/18 & Police Chief approval letter dated 12/24/18; DPW approval Memo dated 12/18/18; and Fire Dept. approval Memo dated 1/4/19

Board Comment: setbacks are questioned with the extra 2' width, in addition to briefly discussing building height, hvac units, elevator equipment, parking & traffic along pleasure and the proposed road work scheduled

Public Comment: Joe Maressa @ 20-51st St in favor of project & improvements; Lou Feola, Jr @ 303-43rd & owns 18-52nd mentions easement, in favor of project & the added off street parking; Eileen (Strykowski) @ 25-52nd St accepting of project but to express concern with parking; David Forena @ 221-55th St very much in favor & positive affects it will have; Mike Monichetti @ 213-43rd St also Mikes Seafood & Dock Restaurant on how project will benefit especially with added off street parking and the FEMA & landscaping as well; Dan McCann @ 21-44th St in favor especially with off street parking gained; Andy Ferrilli @ 344-38th St says working with height to gain parking is a benefit and granting approvals is the right thing to do; Chris Glancey @ 4009 Landis Ave comments on positive parking situation and being in favor.

- Minimum front yard setback, where 15 feet is required and 13.5 feet is proposed (Pleasure Ave) at a 1.5 foot variance; Mr. Keller makes motion, Mr. McGinn seconds; roll call - *aye* 6 in favor / *nay* 1 opposed and so approved
- Maximum Building height where 32 feet above El. 11.0 is permitted and 33.5 feet is proposed at a 1.5 foot variance; Mr. McGinn makes motion, Mr. Keller seconds; roll call - *aye* 6 in favor / *nay* 1 opposed and so approved

4) APPLICANT: Frank & Terri YOUNG @ 4408 Park Road; Block 44.05; Lot(s) 7 & 8.01; Zone R-2a.

PROPOSED: to elevate existing home and create ground floor parking

Professionals: Andrew D. Catanese, Esq., offers overview of what is being proposed due to flooding and substantial damage letter issued by Construction Official that left them no other alternative than to raise the structure and how extra 2' height requiring more stairs creates need for variance relief; Robert Green, P.E. (Engineer) provides additional details in regards to how the structure will be raised, extending the stairs for access and the off street parking details proposed underneath structure which also requires extra height

Witness(es): Frank & Terri Young (applicants) present

Exhibits/Reports: Rendering marked A-1 and Existing Building Layout marked A-1; Read into record - Traffic Maintenance/Code Enforcement approval Memo dated 12/14/18 & Police Chief approval letter dated 12/24/18; DPW approval Memo dated 12/18/18; and Fire Dept. approval Memo dated 1/4/19

Board Comment: there is question on how meters will be accessed for reading, as well as the curb cut, on street parking space size and landscaping briefly discussed

Public Comment: Lou Feola, Jr @ 303-43rd & owns 18-52nd lives across lagoon, supports the raising which has to be done for FEMA anyway, knows the parking and curb cut will be worked out and the project will be great;

- Min. side yard where 5 ft. is required and .8 ft. is proposed for a 4.2 ft. variance, & Aggregate side yard where 15 ft. is required and 6 ft. is proposed for a 9 ft. variance, in addition to Impervious coverage where 70% permitted and 100% is proposed for a 30% variance and conditions & Engineers comments including but not limited to floor plan to be depicted on revised plan, provided access to gas meter and mechanicals, proposed landscaping, curb cut at 19' to allow for 22' on street parking; Mr. McGinn makes motion, Mrs. Urbaczewski seconds; roll call - aye 7 in favor / none opposed *and so approved*

~Meeting Minutes to Adopt:

- Minutes of Monday, December 3rd, 2018 Zoning Board Meeting. Mr. McGinn makes motion, Mr. seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~Resolutions:

Resolution #2019-01-02 - Frank EDWARDI @ 19-52nd St, B: 51.01, L: 5.01 & 6.03, Z: R-2

- Memorialize Resolution #2019-01-02; Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

Resolution #2018-12-01 - David & Victoria Ardary @ 122-72nd St West, B: 72.03, L: 878, Z: R-2

- Memorialize Resolution #2018-12-01; Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

Resolution #2018-12-02 - Barry & Mary McCarraher @ 9111-9113 Pleasure Ave, B: 92.01, L: 1 & 2, Z: R-2

- Memorialize Resolution #2018-12-02; Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~Re-Organization of Zoning Board for 2019 Calendar Year:

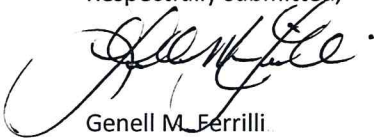
- Motion to approve Zoning Board Meeting Schedule for Calendar Year 2019 made by Mr. McGinn, second by Mr. Feola
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed
- Motion to re-appoint Mr. Pat Pasceri as Zoning Board Chairman made by Mr. McGinn, second by Mr. Feola
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed
- Motion to re-appoint Mrs. Pat Urbaczewski as Vice Chairperson made by Mr. McGinn, second by Mr. Brangenberg
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed
- Motion to re-appoint Mr. Andrew A. Previti, PE of Maser Consulting, P.A. as Board Engineer made by Mr. McGinn, second by Mr. Feola
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed
- Motion to appoint Mr. Christopher Gillin-Schwartz, Esquire of Barry, Corrado, Grassi & Gillin Schwartz as Board Solicitor made by Mr. McGinn, second by Mr. Feola
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed
- Motion to re-appoint Genell M. Ferrilli as Board Secretary made by Mr. McGinn, second by Mr. Feola
Roll Call of all present & eligible to vote - aye all 8 in favor / none opposed

~With no further business

- Mr. McGinn makes motion, second by Mr. Organ, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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