

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

**Monday, November 4, 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	_____	William J. Keller
_____	Patricia Urbaczewski, Vice Chair	_____	William McGinn
_____	Jacqueline Elko	_____	Daniel Organ
_____	Louis Feola, Jr.	_____	Patrick Roberts, Alt 1
		_____	Jane Morrissey, Alt II

**4. New Business**

- ◆ **Applicant:** Robert & Christine SLEGELMILCH (*Hardship/Bulk & Flex 'C' Variance App*)  
110 - 87th Street / Block 88.02 / Lot(s) 43.02 & 44 / Zone R-2  
*Proposed:* to construct an in-ground pool  
*Requesting:* variance relief for accessory set back to main structure, accessory side and rear yard setbacks
- ◆ **Applicant:** Diane ZWAAN (*Hardship/Bulk & Flex 'C' Variance App*)  
114 - 87th Street / Block 88.02 / Lot(s) 41.02, 42 & 43.01 / Zone R-2  
*Proposed:* to install an in-ground pool  
*Requesting:* variance relief for accessory set back to main building, accessory side and rear yard setbacks, and accessory structure lot coverage
- ◆ **Applicant:** Fred C. MORAN (*Hardship/Bulk Variance App*)  
4507 Pleasure Avenue / Block 45.01 / Lot(s) 12.01, 13.01 & 14.01 / Zone R-2  
*Proposed:* deck reconstruction  
*Requesting:* variance relief to front yard setback

**5. Resolutions**

- ◆ **Resolution No. 2019 - 10 - 01 -** Mark & Sandra SZILAGYI  
8001 Roberts Avenue / Block 80.04 / Lot(s) 282.01 / Zone R-2
- ◆ **Resolution No. 2019 - 10 - 02 -** Claudia GOODWIN  
30 - 35th Street / Block 35.02 / Lot(s) 9 / Zone C-1 (General Business District)
- ◆ **Resolution No. 2019 - 10 - 03 -** 3800 SOUNDS AVENUE, LLC  
300 Sounds Avenue / Block 38.07 / Lot(s) 9, 10 & 10.01 / Zone C-3

**6. Meeting Minutes**

Minutes of October 7, 2019 Regular Meeting

**7. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular Meeting**  
**Monday, November 4th, 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:* Mrs. Elko, Mr. Feola, Mr. Keller, Mr. Organ, Ms. Morrissey (Alt #2), Mrs. Urbaczewski, Mr. Pasceri

*Absent:* Mr. McGinn, Mr. Roberts (Alt #1) stepped down from Board and left meeting

*Professionals of Board:* Mr. Christopher Gillin-Schwartz, Esq., Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Board Engineer.

**~NEW BUSINESS:**

**1) APPLICANT: ZWAAN, Diane @ 114 - 87th Street, Block 88.02, Lot(s) 41.02, 42 & 43.01, Zone R-2**

*PROPOSED:* to install an in-ground pool

Professionals: Don Wilkinson, Esq., begins with introductions and offers a brief summary of the proposed in-ground pool project, and associated relief on variances sought; John Halbruner, PE (Project Engineer) provides testimony comparing existing to proposed as he reviews projected changes of eliminating shed, moving location of pool equipment, reducing platform size, changes in aggregate and other setbacks, and changes in the dimensions of the pool.

Witness(s): Diane Zwaan (Applicant) offers family background on their use of house and how many other pools exist and have already been installed around the neighborhood.

Exhibits/Reports: read into record - DPW Memo of approval dated 10/30/19

Board Comment: Inquiries are made for more details on fence and gate height, moving it over for more even space and widening the area around the pool for walking and easier access if needed which leads to the applicant agreeing to move the pool over

Public Comment: none

➤ Motion for 'C' Variance Relief for an in-ground pool based on conditions, setbacks and changes as reflected in variance chart and discussed, including elimination of shed, pool dimensions changed to 12' x 20', accessory structure to main structure at 5.49 ft., accessory structure side yard setback at 2.6 ft., accessory structure aggregate side yard setback at 10.21 ft., pool equipment platform now 2x4 and relocated incorporating into aggregate setback, max. lot coverage variance no longer required, in addition to comments addressed in Engineer's report and as further discussed and agreed to; Mr. Keller makes motion, Ms. Elko seconds; roll call - aye 6 in favor / one opposed "6 to 1 in the affirmative & so GRANTED"

**2) APPLICANT: SLEGELMILCH, Robert & Christine @ 110 - 87th Street, Block 88.02, Lot(s) 43.02 & 44, Zone R-2**

*PROPOSED:* to construct an in-ground pool with new concrete patio

Professionals: Don Wilkinson, Esq., provides brief summary of proposed project, being similar to the neighbor's application just presented before the board and seeking the same approvals. John Halbruner, PE (Project Engineer) provides overall details in regards to this project and the similarities it has to the previous application with specific attention to the shed originally proposed for removal and this pool having a larger equipment platform of 3-1/2' x 6' for a heater. Further testimony details the 6' fence enclosing the pool and including self-latching and locking gate as required, in addition to previous pavers.

Witness(s): Paul Slegelmilch (Applicant's Son) provides some history about the house, the applicant's use of the house and property and purpose for this project being proposed, and if other neighborhood houses have pools.

Exhibits/Reports: read into record - DPW Memo of approval dated 10/30/19

Board Comment: inquiry regarding height and length of fence to be clarified, the patio in rear yard, and landscaping requirements

Public Comment: none

- Motion for 'C' Variance Relief for an in-ground pool based on the variance chart and conditions as discussed and agreed to including 6' fence stopping at end of structure, 3-1/2' X 6' equipment platform being attached to structure changing item 4 to 11.17 ft., item 6 for patio being eliminated due to patio being located in rear yard, as well as conditions and comments as listed in Engineer's report; Mr. Organ makes motion, Mr. Feola seconds; roll call - aye 7 in favor / none opposed "in the affirmative & so GRANTED"

**3) APPLICANT: MORAN, Fred C.** @ 4507 Pleasure Avenue, Block 45.01, Lot(s) 12.01, 13.01 & 14.01, Zone R-2

*PROPOSED: reconstruct and extend existing decks*

**Professionals:** Carmen LaRosa, R.A. (Architect) provides brief introduction and overall summary of proposed deck replacement project where 1st and 2nd level decks are in need of repair and are also seeking a variance to extend decks ocean side, providing further details regarding the proposed extensions which are proposed to at the most line up with the neighboring properties with the cantilevered roof and how extending the decks on sides will be in compliance and not require any variance relief.

**Witness(s):** Marty Murphy (Project Contractor) provides additional details in regards to the property and the decks being extended only a few feet with specific note to this not being with intentions of protruding past neighboring decks, and Mr. & Mrs. Moran (applicants) offer testimony on the history of the property and structure

**Exhibits/Reports:** Photographs of current property in conjunction with neighboring properties, Aerial shot of property, read into record - DPW Memo of approval dated 10/30/19

**Board Comment:** inquiries about the setbacks in conjunction with the neighboring decks

**Public Comment:** Samuel Truley @ 67th Street (who was on deck at 77th Street when they collapsed) to speak in favor of this project for the applicants and stress how important it is to keep up with deck repairs

- Motion for 'C' Variance relief for replacement decks under hardship based on Engineer's comments and testimony provided; Mr. Keller makes motion, Mrs. Urbaczewski seconds; roll call - aye 7 in favor / none opposed "in the affirmative & so GRANTED"

**~Resolutions:**

**Resolution #2019-10-01 - SZILAGYI, Mark & Sandra** @ 8001 Roberts Ave, B: 80.04, L: 282.01, Z: R-2

- Memorialize Resolution #2019-10-01; Mr. Keller makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

**Resolution #2019-10-02 - GOODWIN, Claudia** @ 30 - 35th St, B: 35.02, L: 9, Z: C-1

First addressing clarification on access to elevator being inside garage and not by a walkway on the exterior of the building which would eliminate paver walkway, therefore requiring Amended Resolution to reflect change.

- Memorialize Resolution #2019-10-02; Mr. Keller makes motion, Ms. Morrissey seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

**Resolution #2019-10-03 - 3800 SOUNDS AVENUE, LLC** @ 3800 Sounds Ave, B: 38.07, L: 9, 10 & 10.01, Z: C-3

- Memorialize Resolution #2019-10-03; Ms. Morrissey makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

**~Meeting Minutes to Adopt:**

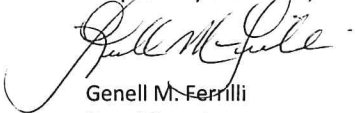
- **Minutes of Monday, October 7<sup>th</sup>, 2019 Zoning Board Meeting:** Mr. Keller makes motion, Ms. Morrissey seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

**~With no further business**

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

**Meeting Adjourned**

Respectfully submitted,



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