

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

**Monday, December 2, 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.	_____	Jane Morrissey, Alt I
		_____	Jeffrey April, Alt II

**4. New Business**

- ◆ **OATH OF OFFICE** - New Zoning Board (Alternate II) Member Jeffrey April sworn in
- ◆ **CORRESPONDENSE DISCUSSION:** Claudia GOODWIN Variance Approvals Amended  
30 - 35th Street / Block 35.02 / Lot(s) 9 / Zone C-1 (General Business District)  
Formal discussion regarding Owner's intent to provide access to elevator through the interior of the garage ONLY, thus eliminating need for installation of pavers and therefore requesting prior approvals under Resolution 2019-10-02 be Amended to reflect same.
- ◆ **Applicant: David J. & Debra A. WHITE** (*Hardship/Bulk & Flex 'C' Variance App*)  
9 - 46th Street / Block 45.01 / Lot(s) 7 / Zone R-2  
*Proposed:* to construct an in-ground pool  
*Requesting:* variance relief for accessory structure to main bldg., accessory side & rear yard and patio/terrace relief if deemed necessary
- ◆ **Applicant: Lou & Doris PETKA** (*Hardship/Bulk & Flex 'C' Variance App*)  
5212 Landis Avenue / Block 52.03 / Lot(s) 11.02 & 12 / Zone R-2  
*Proposed:* to install an in-ground pool  
*Requesting:* variance relief on accessory structure setback from main building
- ◆ **Applicant: DUNFEE- Joseph, Gennard, Peggy R & William H Dunfee** (*Hardship/Bulk & Flex 'C'*)  
5104 Pleasure Avenue / Block 51.02 / Lot(s) 11.01 / Zone R-2  
*Proposed:* replace existing structure with a new single family residence  
*Requesting:* variance relief of front yard setback, aggregate side yard & rear yard setback, lot coverage, floor area ratio and non-buildable building on undersized lot

**5. Resolutions**

- ◆ **Resolution No. 2019 - 11 - 01** - Diane ZWAAN  
114 - 87th Street / Block 88.02 / Lot(s) 41.02, 42 & 43.01 / Zone R-2
- ◆ **Resolution No. 2019 - 11 - 02** - Robert & Christine SLEGELMILCH  
110 - 87th Street / Block 88.02 / Lot(s) 43.02 & 44 / Zone R-2
- ◆ **Resolution No. 2019 - 11 - 03** - Fred C. MORAN  
4507 Pleasure Avenue / Block 45.01 / Lot(s) 12.01, 13.01 & 14.01 / Zone R-2
- ◆ **Resolution No. 2019 - 11 - 04 - 'Amendment'** to Claudia GOODWIN Resolution No. 2019-10-02  
30 - 35th Street / Block 35.02 / Lot(s) 9 / Zone C-1

**6. Meeting Minutes**

Minutes of November 4, 2019 Regular Meeting

**7. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular Meeting**  
**Monday, December 2nd, 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. Feola, Mr. Keller, Mr. McGinn, Mr. Organ, Ms. Morrissey (Alt #1), Mr. April (Alt #2, Mr. Pasceri

*Absent:* Ms. Elko, Mrs. Urbaczewski

*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:**

**Announcements:**

**Welcome and swear in New Board Member:** New Member Mr. Jeffrey April is sworn in. In accordance with City of Sea Isle City Resolution No. 208 (2019) 'Appointing & Re-Appointing Members of the Zoning Board of Adjustments' where Mr. Jeffrey April is appointed and sworn in as the new Alternate #2 Member to finish current term of Ms. Morrissey who is re-appointed to Alternate #1 fulfilling resigned board member term.

**Application continuance:** Dunfee Application at 5104 Pleasure Avenue, Block 51.02, Lot 11.01, has requested to be continued to the next meeting with no further notice required to public

**1) APPLICANT: WHITE, David J. & Debra A. @ 9 - 46th Street, Block 45.01, Lot(s) 7, 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 variance relief being sought; Christopher Halliday, AIA (Architect) provides detailed testimony regarding the proposed pool, plans for placing pool equipment inside garage which will be flood compliant and properly vented, fencing and gate, paver details for area around pool, impervious coverage, and addresses items listed in Board Engineer's report, and final comments regarding hardship and small size of pool

**Witness(s):** David White (Applicant) provides some history and their reason for a proposed pool due to having a son with disabilities who would truly benefit from a pool since the cannot utilize the beach

**Exhibits/Reports:** Exhibits A1, A2 & A3- renderings of pool from various directions; read into record - DPW Memo of approval dated 11/26/19

**Board Comment:** there is an inquiry about moving the pool over which would eliminate a need for any variance relief, question about a built-in grill next to the house which is assured to be designed with fire safety in mind, water drainage is questioned and if the garage has enough room for parking if equipment is placed in there as well, in addition to a note on record verifying house which is currently under construction was not previously before board

**Public Comment:** none

➤ Motion to approve 'C' variances for 1)Setback of accessory structure to main building where 10 ft is required and 5.5 ft is proposed and 2)Patio in rear yard where 5 ft is required and 4 ft is proposed, as proposed under C1 and C2 criteria, in addition to comments/items as addressed and agreed to in Engineer's report; Mr. McGinn makes motion, Mr. Keller seconds; roll call - aye 7 in favor / one opposed "in the affirmative & so GRANTED"

**2) APPLICANT: PETKA, Lou & Doris @ 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: Mr. Petka and his wife (Owner/Applicant) in representing themselves, begins with an introduction and thank you's prior to noting for the record the Pool / Hardscape Contractor, Evergreen Pools, who was going to assist them with this application was unable to attend. Mr. Petka then proceeds with a summary about their year round house now and what is being proposed that needs variance relief under their application. He continues with providing more details regarding the information submitted, further explains changes proposed for crushed stone in place of pavers in two areas so as to address any drainage issues, and notes an insurance change attributed to a pool being taken into consideration with water available for fire-fighting. He then reviews the square footage in association with impervious coverage which leads into a major discussion over permeable pavers and crushed stone and questions impervious coverage meeting the necessary requirements and the need for variance relief, in addition to inquiring about why equipment and platform have to be above flood level and why the neighbor did not address concerns with him prior to now.

Witness(s):

Exhibits/Reports: Deloris Myers, other unit owner's consent to proposed project; O1- objecting attorney's impervious coverage information and marked surveys and O2- photos of neighbor in conjunction with applicant's property; read into record - DPW Memo of approval dated 10/30/19

Board Comment: a clarification is made regarding another variance needed for impervious coverage in addition to the variance being sought per Board Engineer, there is question made regarding public comment and why their issues were not raised when structure was being built

Public Comment: Tom Darcy, Esq. as representative of neighbor Ms. Terri Slovik (so called an over the fence neighbor of adjoining property) to raise his overall objection to the application where it is not as much an objection to the pool but the over-development of the property being a major concern as he continues with neighbor's concerns over how property already maxed without a pool and the water problems it will cause for her, in addition to his opinion over major issues with impervious coverage and that re-noticing should be required due to overlooking the additional variance necessary for impervious coverage

- Following Board Solicitor's explanation of options based on all testimony and documentation provided thus far, the Applicant notes for the record they will take all comments and recommendations into consideration and address any other issues accordingly; Therefore requesting to have his application continued to the next meeting, waiving all timing requirements and with no further notice required; Whereas in doing so resulted in "No Official Action taken at this time"

**3) APPLICANT DISCUSSION: GOODWIN, Claudia @ 30 - 35th Street, Block 35.02, Lot(s) 9, Zone C-1**

*PROPOSED: amendment to prior approval for constructing elevator addition*

To modify Condition 2(A) of prior approvals granted, per Resolution No. 2019-10-02, per revisions showing access to elevator through interior of garage, in lieu of exterior of building, thereby

- Motion to provide interior garage access to elevator and eliminate condition 2(A) in Resolution 2019-10-02 of which accordingly all other provisions and conditions shall continue in full force and effect; Though Mr. Organ offered, Mr. Keller makes motion, Ms. Morrissey seconds; roll call - aye 5 in favor / none opposed "in the affirmative & so GRANTED"

**~Resolutions:**

Resolution #2019-11-01 - ZWAAN, Diane @ 114 -87th St; B: 88.02; L: 42.01, 42 & 43.01; Z: R-2

- Memorialize Resolution #2019-11-01; Mr. Keller makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

Resolution #2019-11-02 - SLEGELMILCH, Robert & Christine @ 110 -87th St; B: 88.02; L: 43.02 & 44; Z: R-2

- Memorialize Resolution #2019-11-02; Mr. Keller makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

Resolution #2019-11-03 - MORAN, Fred C. @ 4507 Pleasure Ave; B: 45.01; L: 12.01, 13.01 & 14.01; Z: R-2

- Memorialize Resolution #2019-11-03; Mr. Keller makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

Resolution #2019-11-04 - GOODWIN, Claudia @ 30 - 35th St; B: 35.02; L: 9; Z: C-1

Modify elevator access to interior of garage therefore eliminating condition 2(a) of prior Resolution 2019-10-02

- Memorialize Resolution #2019-11-04; Mr. Keller makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

**~Meeting Minutes to Adopt:**

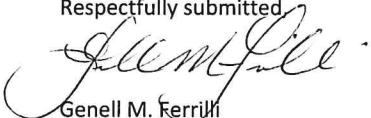
- Minutes of Monday, November 4<sup>th</sup>, 2019 Zoning Board Meeting: Mr. Keller makes motion, Ms. Morrissey seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~With no further business

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

**Meeting Adjourned**

Respectfully submitted,



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