

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Monday, February 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	_____	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: RAGE DEVELOPMENT, LLC** (*Hardship/Bulk & Flex 'C' Var.*)
11 - 51st Street / Block 50.01 / Lot(s) 7 / Zone R-2
Proposed: replace existing two separate residential structures with one duplex structure
Requesting: variance relief of height at 34' above flood elevation
- ◆ **APPLICANT: Amy M. PROCACCINO** (*Use or 'D' Variance*)
333 - 43rd Place / Block 42.05 / Lot(s) 11 & 12 / Zone C-3
Proposed: replace existing dwelling with a more compatible & flood compliant new duplex residence
Requesting: variance relief for principal use
- ◆ **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, aggregate side & rear yard setbacks, lot coverage, floor area ratio and non-buildable building on undersized lot
- ◆ **APPLICANT: Vicki ANGELOS** (*Hardship/Bulk & Flex 'C' Variance*)
5108 Pleasure Avenue / Block 51.02 / Lot(s) 3.04 / Zone R-2
Proposed: remove existing vacant structure and build new single family residence
Requesting: variance relief of yards, principal building or structure, substandard lot, minimum lot area, minimum lot frontage and accessory structure set back
- ◆ **APPLICANT: Francis & Carol SCHMIDT** (*Hardship/Bulk & Flex 'C' Var.*)
114 - 89th Street / Block 90.02 / Lot(s) 36, 37 & 38.01 / Zone R-2
Proposed: to construct new single family dwelling
Requesting: variance relief for building on undersized lot

5. Resolutions

- Resolution #2019-01-01** - Zoning Board Re-Organization for Calendar Year 2019
- Resolution #2019-01-03** - John & Diane MACKNIS -111 - 47th St / B: 46.03 / L: 10 / Z: R-2
- Resolution #2019-01-04** - Angela McGOWAN -109 - 56th St / B: 55.03 / L: 1524 / Z: R-2
- Resolution #2019-01-05** - Frank & Terri YOUNG -4408 Park Rd / B: 44.05 / L: 7 & 8.01 / Z: R-2a

6. Meeting Minutes - Minutes of January 7, 2019 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, February 4th, 2019 @ 7:00 PM

~**Meeting called to order:** by Vice Chairperson Mrs. Urbaczewski. 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. Keller (Alt #1), Mr. Roberts (Alt #2), Mrs. Urbaczewski,

Absent: Mr. Organ, Mr. Pasceri

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

~**NEW BUSINESS:**

1) APPLICANT: RAGE Development, LLC @ 11-51st Street; Block 50.01; Lot(s) 7; Zone R-2.

PROPOSED: remove 2 separate structures & construct one new duplex structure

Professionals: Donald Wilkinson, Esq., provides brief summary of application, height relief being sought and why; Carmen LaRosa, R.A. (Architect) offers further testimony on need for height, as well as addressing parking under & in front of the structure, FAR in zoning schedule, utilities and other items as noted in the engineers report.

Witness(es): Ray Poling (applicant) provides detailed testimony regarding this proposed project, how it will enhance the neighborhood and how the surrounding buildings will still be higher than this structure anyway

Exhibits/Reports: read into record - DPW Memo of approval dated 1/23/19; & Fire Dept. Memo of approval dated 1/23/19

Board Comment: brief discussion as far as grade or elevation and the height needed under the structure so parking or garage area is usable and whether a small height changed could actually eliminate the variance

Public Comment: Jaclyn Romano @18-50th St - to speak in favor of this project and the beautiful benefits that come from the improvements this applicant produces; Sue Glemser @ 19 E- 51st St to speak strongly against height variance and express concern with grading, storm drains and water issues.

➤ For Variance relief on building height where 32 feet above BFE 11' is permitted and 34 feet is proposed for a variance of 2 feet; Mr. Keller makes motion, Mrs. Elko seconds; roll call - aye 5 in favor / nay 2 opposed and so approved

((Request for the Resolution to be prepared & read into record at this time is stated to be inappropriate & therefore Denied.))

2) Applicant Announcement: Amy Procaccino @ 333-43rd Place; Block 42.05; Lot(s) 11 & 12; Zone C-3.

Application as noted by Donald Wilkinson, Esq. will continue to March 4, 2019 Zoning Board Meeting and is required to correctly re-notice this application, due to first notice being incorrect and No Official Action Was Taken. Board member, Mr. Feola, will step down due to conflict when necessary.

3) Applicant Announcement: Dunfee Application @ 5104 Pleasure Avenue; Block 51.02; Lot(s) 11.01; Zone R-2.

Application is proposed by Donald Wilkinson, Esq. for an informal non-binding discussion with Board due to Architect being unavailable, which is denied by Zoning Board choice not to proceed without Architect present. Therefore, application will be continue to March 4, 2019 Zoning Board Meeting with no further notice required due to Architect being unavailable and No Official Action Was Taken. Board member, Mr. Feola, will step down due to conflict when necessary.

4) APPLICANT: Francis & Carol Schmidt @ 114 - 89th Street; Block 90.02; Lot(s) 36, 37 & 38.01; Zone R-2.

PROPOSED: to construct a new single family dwelling

Professionals: Builder Richard Mashura guides owners in providing a brief summary of why they are before the board as they further explain what currently exists, followed by details of their proposed project and future intentions of moving here year round.

Witness(es): Frank & Terri Young (applicants) answer board questions, explain the deteriorating conditions of the structure and systems, and provide details for wanting a single family home suitable to live in all year round

Exhibits/Reports: due to application submission & timing, memos of approval had not been received yet

Board Comment: patio is questioned but acceptable as is and curb cuts are discussed to increase on street parking

Public Comment:

- Building on a lot less than 3,500 s/f which is not permitted and proposed is a single family dwelling for variance of improvements on a lot less than 3,500 s/f; *and approval of existing non conformities* for min. lot area, min. lot width, min. lot depth, and the applicant's agreement for an 18 ft. depressed curb as a condition of approval; Mr. Brangenberg makes motion, Mr. McGinn seconds; roll call - aye 6 in favor / none opposed *and so approved*

5) APPLICANT: Vicki Angelos @ 5108 Pleasure Avenue; Block 51.02; Lot(s) 3.04; Zone R-2.

PROPOSED: demo existing single family & construct new single family dwelling & in-ground swimming pool

Professionals: Richard C. Andrien, Esq. provides a summary of his applicant's medical condition, the relief that is being sought in conjunction with what is being proposed for this project. He further addresses the neighbor's application and the difference in circumstances between the two. Carmen LaRosa provides detailed testimony regarding a sprinkler system, height, parking, pool and the structure's layout design.

Witness(es): Vicki Angelos (applicant) provides added background information, answers questions and considers changes discussed in details that are added as conditions of approval

Exhibits/Reports: read into record - DPW Memo of approval dated 1/23/19; & Fire Dept. Memo of approval dated 1/23/19

Board Comment: number of bedrooms & height are discussed where the height variance is eliminate and 90 sf is eliminated to reduce the size to .8 FAR

Public Comment:

- Building on a lot less than 3,500 s/f which is not permitted and proposed is a single family dwelling for variance of improvements on a lot less than 3,500 s/f; *and existing non conformities* for min. lot area, min. lot width, & min. lot depth, including aggregate side yard setback variance proposing 10 ft where 15 ft is permitted, structure to pool setback proposing 6 ft where 10 ft is required, eliminating 90 sf on first floor to show .8 FAR on revised plans & will eliminate need for parking space, depressed curb will be 16 ft, eliminating height variance and all submitted on revised plans to be reviewed and met as conditions of approval by Board Engineer; Mr. Brangenberg makes motion, Mr. McGinn seconds; roll call - aye 6 in favor / none opposed *and so approved*

~Resolutions:

Resolution #2019-01-01 - Zoning Board 2019 Meeting Calendar incorporating Zoning Board Re-Organization

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

Resolution #2019-01-03 - John & Diane Macknis @ 111-47th St, B: 46.03, L: 10, Z: R-2

- Memorialize Resolution #2019-01-03; Mr. McGinn makes motion, Mr. Brangenberg seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

Resolution #2019-01-04 - Angela McGowan @ 109-56th St, B: 55.03, L: 1524, Z: R-2

- Memorialize Resolution #2019-01-04; Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

Resolution #2019-01-05 - Frank & Terri Young @ 4408 Park Rd, B: 44.05, L: 7 & 8.01, Z: R-2a

- Memorialize Resolution #2019-01-05; Mr. Keller makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

~ **Meeting Minutes to Adopt:**

- Minutes of Monday, January 7th, 2019 Zoning Board Meeting. Mr. Roberts makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~ With no further business

- Mrs. Elko makes motion, second by Mr. Keller, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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