

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

*Monday, July 1, 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. Zoning Board Member Appointments / Re-Appointments**

**5. No Business scheduled to be heard due to requested continuances (as noted below)**

- ◆ **APPLICANT:** 42nd PLACE, LLC aka: "THE LUDLAM" (Site Plan Review, Use/'D' & Flex 'C' Variances)  
4000 Landis Avenue / Block 40.03 / Lot(s) 1.04, 4, 12, 2, 21, 22, 23 & 24 / Zone C-5

**Requested for continuance to October**

- ◆ **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

**Requested for continuance to next scheduled meeting**

**6. Resolutions**

**Resolution #2019-06-01** - KLING (Shirley A) & CROWLEY (Terrance L), 229 & 233 81st Street,  
B: 80.04, L: 273 & 275, Z: R-2 & P-2

**7. Meeting Minutes**

Minutes of June 3, 2019 Regular Meeting

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular Meeting**  
**Monday, July 1st, 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. Keller, Mr. McGinn, Mr. Roberts (Alt #1), Mr. Pasceri

*Absent:* Mr. Feola, Mr. Organ, Ms. Morrissey (New Alternate #2 Member), Mrs. Urbaczewski

*Professional's of Board:* Mr. Christopher Gillin-Schwartz, Esq., Zoning Board Solicitor

~ **NEW BUSINESS:**

1) **Applicant Announcement: 42nd Place, LLC aka: 'The Ludlam'** @ 4000 Landis Avenue; Block 40.03; Lot(s) 1.04, 4, 12, 2, 21, 22, 23 & 24; Zone C-5; Representative Michael Malinsky, Esq. of Fox Rothschild, LLP has respectfully requested for this application to be adjourned until October meeting due to scheduling issues, waiving all time frames for board action, as well as obtain updated 200' listing, re-notice and re-publish notice for October meeting as required.

2) **Applicant Announcement: Dunfee Application** @ 5104 Pleasure Avenue; Block 51.02; Lot(s) 11.01; Zone R-2; Representative Donald Wilkinson, Esq. of Josephson, Wilkinson & Gilman, P.A. has provided written requesting a continuance to the August meeting with confirmation that no further notice be required having just re-noticed.

~ **Meeting Minutes to Adopt:**

- **Minutes of Monday, June 3<sup>rd</sup>, 2019 Zoning Board Meeting** Mr. Roberts makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~ **Resolutions:**

**Resolution #2019-06-01 - Shirley A. KLING & Terrance L. CROWLEY @ 229 & 233 - 81st Street**  
B: 80.04, L: 273 & 275, Zone: R-2 & P-2

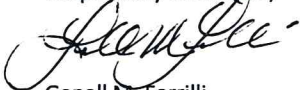
- **Memorialize Resolution #2019-06-01;** Mr. McGinn makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed  
Board Solicitor Mr. Gillin-Schwartz provides an overview of Applicant's lawsuit and what is proposed thereafter followed by some brief questions and comments from board members

~ With no further business

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

**Meeting Adjourned**

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board