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CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, OCTOBER 5th, 2020 @ 7:00 pm 'Regular Virtual Meeting'
AGENDA

1. Called to Order

2. Pledge of Allegiance

3. 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.

4. Roll Call

_____ Patrick Pasceri, Chairperson	_____ Louis Feola, Jr.	_____ Nathaniel Deal, Alt I
_____ Patricia Urbaczewski, Vice Chair	_____ William J. Keller	_____ Jeffrey April, Alt II
_____ Jacqueline Elko	_____ William McGinn	_____

1. NEW BUSINESS

- ♦ **Applicant:** Linda LAMB (Hardship/Bulk/ Flex 'C' Variance App)
(requested for CONTINUANCE to NOVEMBER Zoning Board Meeting)
4434 Venician Road / Block 44.05 / Lot(s) 117 / Zone R-2a
Proposed: demolish existing and replace with a new two family dwelling
Requesting: variance relief for pre-existing non-conforming lot area & lot frontage, and side yard setback
- ♦ **Applicant:** Eric DAY & Brigitte McInnis-DAY (Hardship/Bulk Variance App)
213 - 89th Street / Block 89.03 / Lot(s) 21.02 & 22 / Zone R-2
Proposed: demolish existing and construct new single family home with attached garage & pool
Requesting: variance relief of side yard setback, building on undersized lot, and lot coverage

2. Resolutions

- ⌘ **Resolution No. 2020-09-01 - DELUCA, Michael & Linda** (Hardship/Flex 'C')
6604 Landis Avenue North Unit / Block 66.03 / Lot(s) 332 / Zone R-2
- ⌘ **Resolution No. 2020-09-02 - Hans LAMPART & Lori Anne FIOCCHI** (Hardship/Bulk/Flex 'C')
2213 Landis Avenue / Block 22.02 / Lot(s) 1 / Zone R-2

3. Meeting Minutes - Minutes of September 8, 2020 Regular Virtual Meeting

4. Adjourn

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Virtual Meeting
Monday, October 5th, 2020 @ 7:00 PM

~**MEETING CALLED TO ORDER:** by Chairperson Mr. McGinn. All present join for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

~**BOARD ROLL CALL:**

Present: Ms. Elko, Mr. Feola, Mr. Keller, Mr. McGinn, Mr. April, Mr. Deal

Absent: Mrs. Urbaczewski, Mr. Pasceri

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

~**Announcements:**

It is noted for the record the LAMB Variance Application at 4434 Venciean Road had requested for a continuance to the next meeting with no further notice required.

~**NEW BUSINESS:**

1) **APPLICANT** - **Eric DAY & Brigitte McInnis-DAY @ 213-89th St, B: 89.03, L: 21.02 & 22, Zone: R-2**

PROPOSED: to demolish existing and construct new single family dwelling with in-ground pool

-*Representative:* Cory Gilman, Esq. of Josephson, Wilkinson & Gilman, PE representing the application, proceeds with an overall summary of what is being proposed and the relief that is being sought by the applicant

-*Professional Witness(s):* Gregg E. Curtis AIA offers detailed information in regards to this project and Richard Mashura, Builder, offers information pertaining to the setbacks and answers questions about lot coverage and decks

-*Witness(s):* Eric Day offers personal input on this property and describes several other properties they owned and renovated to re-sell and how what is being proposed for this property is with full intentions of this being their full time year round home

-*Board Comment:* there are some questions and issues regarding setbacks, requests for more specific details about the garage and parking areas in association with how many parking spaces are being proposed, as well as reviewing some specific items that need to be incorporated onto the plans and there are several items raised by the Board Engineer that are discussed and will require revisions to application.

-*Public Comment:* Rita, John & Peter Maristch @ 201-89th to speak in complete opposition of this project with specific attention to setbacks, size, decks and view obstructions as well as inquiring about a board member with conflict who stepped down as a voting board member and is in attendance as a concerned citizen; Catherine Pulaski @ 211-89th to express total opposition saying it has left her distraught and points how it will have such a negative impact on herself and everyone else in the neighborhood; Kristen Malloy @ 8900 E. Landis to note her opposition of this project for the sake of her neighbors and any loss of views; Madge Quinlan @ 217-89th to add her opposition to the project since she feels it would be better for everyone on the street to be in line with each other to avoid impacting any views; Francis Cassidy @ 8900 Landis east is not in favor of the project and has the same issues regarding parking and views; Valerie Pendley @ 217-89th East also against this project and any loss of view but is more concerned about all the chaos it will create as well; Joel Bernstein @ 60th & Pleasure to speak on behalf of the Day's who he knows well and his being in favor of the project; Kevin Gillespie being the Day's real estate agent offers some insight on the type of people they are and praises them on the building of their new year round residence; Joyce Jasinski @ 132-90th complements Mashura for the job done on their home and notes for the record that he does great work and she feels the neighbors will be happy with the final product.

- It is discussed and agreed to table this project until next month in order for applicant to address any and all concerns and provide revisions accordingly; Motion by Mr. Feola, second by Mr. Keller, roll call *aye '3' in favor/ nay '2' opposed*; therefore PASSING 3-2 in favor of tabling project until next meeting

~RESOLUTIONS:

Resolution No. 2020-09-01 - Michael & Linda DELUCA @ 660 Landis Ave., B: 66.03, L: 332, Zone: R2

- Memorializing Resolution #2020-09-01; Motion by Mr. April, Mr. Keller seconds, roll call of those eligible to vote - all *ayes '4' in favor / none* opposed

Resolution No. 2020-09-02 - Hans LAMPART & Lorio Anne FIOCCHI @ 2213 Landis Ave., B: 22.02, L: 1, Zone: R2

- Memorializing Resolution #2020-09-02; Motion by Mr. Keller, Mr. April seconds, roll call of those eligible to vote - all *ayes '4' in favor / none* opposed

~MEETING MINUTES TO ADOPT:

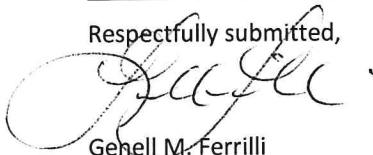
- Minutes of Tuesday, September 8th, 2020 Regular Virtual Zoning Board Meeting, Motion by Mr. April, Mr. Keller seconds, roll call of those eligible to vote - all *ayes '4' in favor / none* opposed

~With no further business

- Motion to adjourn by Mr. McGinn, second by Mr. Keller, with all in favor and so moved

MEETING ADJOURNED

Respectfully submitted,



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