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CITY of SEA ISLE CITY

ZONING BOARD OF ADJUSTMENT

Monday, MAY 4th, 2020 @ 7:00 pm 'Regular 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	_____ William J. Keller	_____ Jeffrey April, Alt I
_____ Patricia Urbaczewski, Vice Chair	_____ William McGinn	_____ Nathaniel Deal, Alt II
_____ Jacqueline Elko	_____ Daniel Organ	
_____ Louis Feola, Jr.		

5. New Business

a. Announcement

- ✓ _____ **Applicant: SOFRONEY, James W., Jr.** *(Use / 'D' Variance)*
8505 Landis Ave/ Block 86.02 / Lot 12.02 / Zone C-2 *(to be completed @ next mtg)*
- ✓ _____ **Applicant: KEENAGHAN, Daniel & Anne** *(Hardship/Bulk & Flex 'C' Variance App)*
13 - 51st Street / Block 50.01 / Lot(s) 6.02 / Zone R-2 *(Postponed - Date T.B.D.)*
- ✓ _____ **Applicant: DELUCA, Michael & Linda** *(Hardship/Bulk/Flex 'C' Variance App)*
6604 Landis Ave North Unit / Block 66.03 / Lot(s) 332 / Zone R-2 *(Postponed - Date T.B.D.)*

b. New Application

- ◆ **Applicant: KEARNEY, O'BRIEN & RAUCK** *(Hardship/Bulk/Flex 'C' Variance App)*
8901 Landis Avenue / Block 90.02 / Lot(s) 6, 7 & 25.01 / Zone R-2
Proposed: replace existing residence with new duplex residence
Requesting: building on non-buildable lot, front yard setback & any other non-conformities

6. Public Comment

7. Resolutions

Resolution No. 2020 - 03 - 01 - CAMPBELL, William

28 - 59th Street / Block 59.02 / Lot(s) 11 / Zone R-2

Resolution No. 2020 - 03 - 02 - YOUNG, Frank & Terri

4408 Park Road / Block 44.05 / Lot(s) 7 & 8.01 / Zone R-2a

8. Meeting Minutes

Minutes of March 2nd, 2020 Regular Meeting

9. Adjourn

* Please note - changes are possible *

**NOTICE OF MEETING MODIFICATION OF CITY OF SEA ISLE CITY ZONING
BOARD OF ADJUSTMENT**

NOTICE IS GIVEN that Monday, May 4th, 2020 at 7:00 pm, a hearing will be held at CITY OF SEA ISLE CITY Municipal Building located at 233 JFK Boulevard before the **Sea Isle City Zoning Board of Adjustment** in the matter of Zoning Board Applications seeking relief and scheduled to be heard.

While New Jersey's Executive Order 103 and Executive Order 107 are in effect, the Division of Local Government Services has issued guidance to ensure continuity of Land Use application procedures, to ensure due process is afforded during **Zoning Board of Adjustment** hearings and to remind local units to adhere to appropriate social distancing and health measures as they implement this process. In-person attendance at the hearing by the applicant, the Board or the public is prohibited.

Maps and other documents relating to these matters shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to these matters shall be posted for public review at <http://seaislecitynj.us/> free of charge. For the continued safety of all parties, members of the public are encouraged to utilize this method of electronic public review. If for any reason electronic public review is unavailable, please contact the Board Secretary at (609) 263-1166 ext.3 for assistance or to arrange for review of the application documents in a secure public location, or via mail subject to any standard fees or charges.

All parties to the hearing, including the public, must no less than two days in advance of the meeting provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at (609) 263-1166 ext.3 to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at 1-866-899-4679 / Access code: 168-439-637 for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://www.gotomeet.me/TheCityofSeaIsleCity/sea-isle-city-zoning-board> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- Download the "GoToMeeting" application to a Smartphone device. Open the app and enter meeting ID number 168439637 in the search bar and enter your full name when prompted.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <http://seaislecitynj.us/>.

For those individuals lacking the resources or know-how for technological access, please contact the Board Secretary at (609) 263-1166 ext.3 during normal business hours and the time of the hearing for assistance in delivering exhibits, accessing the plans and the meeting.

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Regular Virtual On-line Meeting

Monday, May 4th, 2020 @ 7:00 PM

~**Meeting called to order:** by Chairperson Mr. Pasceri, beginning with Pledge of Allegiance and Opening comments that address Open Public Meetings Act statement and how this virtual on-line meeting will take place and public comment will be handled when the time comes.

~**Roll Call of Members: present were:** Mr. Feola, Mr. Keller, Mr. April (Alt #1), & Mr. Pasceri (Mr. McGinn joined in late); **absent were:** Ms. Elko, Mr. Deal & Mrs. Urbaczewski (Mr. Organ resigned from the board)

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:** none

~**NEW BUSINESS** to be addressed is the first and only application on agenda for this meeting

1) **APPLICANT** - Bernadette KEARNEY, Kathleen O'Brien & Robert RAUCK @ 8901 Landis Avenue, Block 90.02, Lots 6, 7 & 25.01, Zone R-2 to demo and construct a new duplex structure

-**Professionals:** Donald Wilkinson, Esq. on behalf of applicants, begins with a brief summary of the project, offers applicant and professional to provide witness testimony, and proceeds with details regarding what currently exists being aesthetically challenging and explains what is being proposed and why.

-**Professional Witness(s):** Carmen LaRosa, R.A. provides testimony regarding setbacks, detailed measurements and layout, design of the proposed, benefits of this project including being far more aesthetically pleasing, adds details pertaining to the new structure being updated and compliant as compared to what is there now, as well as addressing parking and HVAC units and other details.

-**Witness(s):** Applicants, Bernadette Kearney gives testimony regarding the history of the existing structure and offers a summary of the neighborhood and Kathleen O'Brien present if needed

-**Board Comment:** inquiry about curb cut and roof top deck, and question on the one foot which is for a window bump-out, and comments regarding variances clarification, garage area, recharge plan and piping, water and sewer service inquiry, in addition to being an improvement over what is there

-**Public Comment:** Lucia Marone @ 8907 Landis Ave in favor, wishes applicants well, and asks about the setbacks and window box; Jim Belcher @ 133 East 89th St to question any prior approvals, the setbacks, concerns about proposed curb cuts and issues with parking; Joyce Jasinski @ 132-90th St asks for some clarification on setbacks and questions the bump-out (which is on upper floors only and needs a variance due to corner lot with two front yards where this is not permitted).

- Motion in the affirmative for variances on Use Limitation, Min. Lot Area, Min. Lot Width, and Min. Front Yard Setback all being existing non-conformities based on Engineer Report; Motion by Mr. April, Mr. Keller seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore PASSED 5-0 in favor

~Resolutions: to be memorialized from our last meeting of March 2nd, 2020:

Resolution No. 2020 - 03 - 01 - Campbell, William @ 28 - 59th Street, Block 59.02, Lot 11, Zone R-2

- Memorializing Resolution #2020-03-01; Motion by Mr. Feola, Mr. April seconds, roll call of those eligible to vote - all *ayes* ' 4 ' in favor / *none* opposed

Resolution No. 2020 - 03 - 02 - Young, Frank & Terri @ 4408 Park Road, Block 44.05, Lot(s) 7 & 8.01, Zone R-2a

- Memorializing Resolution #2020-03-02; Motion by Mr. McGinn, Mr. April seconds, roll call of those eligible to vote - all *ayes* ' 2 ' in favor / *none* opposed

~Meeting Minutes to Adopt: from March 2nd, 2020 meeting are requested to wait until next meeting.

~With no further business

Motion to adjourn by Mr. Feola, second by Mr. McGinn, with all in favor and so adjourned

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board