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CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Monday, JULY 6th, 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	_____

5. Old/New Business

- ♦ **Applicant:** Anthony & Marilynn GENESIO / aka: 142 -72nd Street Condominium Assoc.
(Hardship/Bulk/Flex 'C' Variance App)
142 - 72nd Street, East Unit / Block 72.03 / Lot(s) 890 / Zone R-2
Proposed: install pool
Requesting: variance relief for side yard accessory structure and rear yard accessory structure

- ♦ **Applicant:** Dean & Dolores O'TOOLE
(Flex 'C' Variance App)
101 - 88th Street / Block 88.02 / Lot(s) 45 & 46 / Zone R-2
Proposed: building a new single family home with a pool
Requesting: variance relief for accessory structure (pool) sideline, rearline, curblin and main building setbacks that do not comply

6. Public Comment

7. Resolutions N / A

8. Meeting Minutes Minutes of June 1st, 2020 Regular Virtual Meeting

9. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Virtual Meeting
Monday, July 6th, 2020 @ 7:00 PM

~**MEETING CALLED TO ORDER:** by Chairperson Mr. Pasceri. 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. April, Mr. Pasceri

Absent: Mr. McGinn, Mr. Deal, Mrs. Urbaczewski

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.

~**NEW BUSINESS:**

1) **APPLICANT** - Anthony & Marilyn GENESIO @ 142-72nd Street. B: 72.03, L: 890, Zone: R-2

PROPOSED: to construct an in-ground pool in the rear yard

-*Professionals:* Donald Wilkinson, Esq. on behalf of applicants, begins with a brief summary of the project, offering property details which are conforming and how the pool as an accessory structure requires relief due to this being a corner lot, pointing out the change in impervious coverage per revised plans, and touches on the positive and negative benefits of the project to the surrounding neighborhood.

-*Professional Witness(s):* Gary Lee Thomas, PP, PLS, provides detailed testimony regarding the proposed pool and coping, fencing and gate as required, pool equipment platform elevation and details, landscaping, pavers, impervious coverage, proposed setbacks, and addresses several items from the Engineer's Report.

-*Witness(s):* Applicant, Marilyn Genesio to answer any questions or verify any information regarding the application or what the intentions are with what is being proposed

-*Board Comment:* question raised in regards to moving the fence line crossing paver area, height of fencing within front yard setback, proposed turf details and to clarify accurate percentage of impervious coverage, pool equipment platform which needs to be above flood level but will need access to get around and access to equipment, along with a note for the record that a really good pump is highly recommended

-*Public Comment:*

- Motion in the affirmative for variance relief on setback from main building to accessory pool structure and distance from curb line to pool, with specific note that impervious coverage relief has been eliminated, including any items conditional, as discussed or agreed and included in Engineer, Mr. Previti's Report; Motion by Mr. Keller, Ms. Elko seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore PASSED 5-0 in favor

2) **APPLICANT** - Dean & Dolores O'TOOLE @ 101-88th Street. B: 88.02, L: 45 & 46, Zone: R-2

PROPOSED: to construct an in-ground pool in the rear yard

-*Professionals:* Cory Gilman, Esq. on behalf of applicants, begins with an overall summary of the project, with details on the current three story structure under construction and how the pool as an accessory structure and the proposed patio require relief due to this property being an undersized corner lot and the 30 ft being from the 88th Street curb line which is technically the rear yard, as well as the negative and positive criteria of the project

-*Professional Witness(s):* Gregg Curtis AIA Architect and Richard Mashura (Builder) provide testimony regarding the lot and the proposed house currently being built that will comply accordingly as proposed by the applicants, they proceed with further detailed testimony regarding the proposed pool, the surround and patio from the side yard are addressed along with the fencing and gate as required including an inquiry to possibly move the fence to keep everything in balance and aesthetically pleasing which is decided against due to the size of the walk area around the pool.

-*Witness(s)*: Applicants, Dean & Dolores O'Toole briefly address questions pertaining to parking layout, accessibility and how comfortable they are with maneuvering the cars around for their parking

-*Board Comment*: more details are sought and discussed pertaining to the distance from the pool to the fence and from the main building to the pool and the surrounding grades, there is clarification asked for on some of the setbacks proposed, the patio and walkway around the pool are in question, details are requested on the retaining wall and some other gray areas like landscaping and steps that may need further review, along with strongly recommending that a really good pump and filter be used, and some items to address and/or revise on the plans like the steps and a 3' pool surround and pool size being reduced to 14' x 19' and verification of equipment location

-*Public Comment*: Matt Lagowski @ 105-88th Street East congratulates the O'Toole's on the project and asks for some clarification to information shown on pg. 5 of the app and on the fencing that is proposed

- Motion in the affirmative on relief for existing non-conformities of min. lot area & min. lot width and accessory structure 'Pool' variance relief on setback from accessory structure to main building, patio in side yard, accessory structure in rear yard, patio in rear yard, accessory structure in side yard and distance from curb line to pool, including all changes, conditions and items as discussed and included in Engineer, Mr. Previti's Report; Motion by Ms. Elko, Mr. Keller seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore PASSED 5-0 in favor

~**APPLICATIONS WITHDRAWN:**

Applicant: KEENAGHAN, Daniel & Anne (Hardship/Bulk & Flex 'C' Variance App)

13 - 51st Street / Block 50.01 / Lot(s) 6.02 / Zone R-2

Proposed: install 12' curb cut & relocate existing front stairs to provide on-site parking spaces

- Motion to deny application without prejudice; Motion by Ms. Elko, Mr. Keller seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore GRANTED 5-0 in favor

Applicant: PETILLO, Richard & Mary & RAYMOND, William (Hardship/Bulk/Flex 'C' Variance App)

5104 Central Avenue / Block 51.04 / Lot(s) 23.02 & 24.02 / Zone R-2

Proposed: raise house to become flood compliant with parking, stairs and elevators for each unit

- Motion to deny application without prejudice; Motion by Mr. April, Ms. Elko seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore GRANTED 5-0 in favor

~**RESOLUTIONS:** N / A

~**MEETING MINUTES TO ADOPT:**

- Minutes of Monday, June 1, 2020 Regular Virtual Zoning Board Meeting, Motion by Mr. Feola, Mr. Keller seconds, roll call of those eligible to vote - all ayes '3' in favor / none opposed

~With no further business

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

MEETING ADJOURNED

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board