

DIAL IN USING YOUR PHONE

UNITED STATES (Toll Free): 1-866-899-4679

When prompted enter access code below:

Access Code: 168-439-637

The public will be muted during the meeting except at the public comment portions of the meeting.

CITY of SEA ISLE CITY

ZONING BOARD OF ADJUSTMENT

TUESDAY, September 8th, 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:** DELUCA, Michael & Linda (*Hardship/Flex 'C' Variance App*) **Postponed from August**

6604 Landis Avenue North Unit / Block 66.03 / Lot(s) 332 / Zone R-2

Proposed: to construct a 10' x 15' in-ground pool & semi-pervious patio surrounding pool area

Requesting: variance relief of rear yard setback to principal structure, setback from accessory to principal structure, accessory structure (patio) setback in rear and impervious coverage

♦ **Applicant:** Hans LAMPART & Lori Anne FIOCCHI (*Hardship/Bulk & Flex 'C' Application*)

2213 Landis Avenue / Block 22.02 / Lot(s) 1 / Zone R-2

Proposed: to construct elevator shaft that will require re-constructing existing stairs

Requesting: variance relief from front yard setback

♦ **Applicant:** Linda LAMB (*Hardship/Bulk & Flex 'C' Variance Application*)

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

6. Public Comment

7. Resolutions N / A

8. Meeting Minutes - Minutes of August 3rd, 2020 Regular Virtual Meeting

9. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Virtual Meeting
Tuesday, September 8th, 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: Mr. Keller, Mr. McGinn, Mr. April, Mr. Deal, Mr. Pasceri

Absent: Ms. Elko, Mr. Feola, 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.

~ **Announcements:**

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

~ **NEW BUSINESS:**

1) **APPLICANT - Michael & Linda DELUCA @ 6604 Landis Avenue, B: 66.03, L: 332, Zone: R-2**

PROPOSED: to construct an in-ground pool & semi-pervious patio surrounding pool @ north unit

-*Representative:* Owner/Applicant Michael Deluca, as a follow up to the previous meeting, briefly reviews their proposed project and makes note to some of the items previously discussed that they have addressed in revisions that were made and they will review in detail.

-*Professional Witness(s):* Dante Guzzi, Engineer offers an overall summary of the variance relief being sought and provides detailed testimony regarding the changes that were made, in response to the August Meeting review and discussion of this application, as he further reviews changes that were made according to what was discussed and per the Board Engineer's report, as well as offering details on the proposed permeable pavers that will be used and should help lessen the impervious coverage concerns and the proposed re-charge system that will further help with any water run-off problems

-*Witness(s):* Linda Deluca (owner/applicant) to answer any questions if necessary

-*Board Comment:* it is noted that having a recharge system (acceptable to engineer) provides a 5% bonus for the applicant, notes how the pool equipment should be placed so it is above flood level and stresses the importance of the type and power of the pump to be used, in addition to further discussion about the neighbor & issues with impervious coverage

-*Public Comment:* none

- Motion in the affirmative for variance relief on the existing non-conforming min. rear yard setback from the principal structure, setback from accessory structure to principal structure with 10 ft required & 4.8 ft proposed, accessory structure (patio) setback in rear yard with 5 ft required & 0 ft proposed, and impervious coverage where 75% is permitted and 78.5% is proposed, as discussed and agreed and comments per Mr. Previti's Report; Motion by Mr. Keller, Mr. McGinn seconds, roll call aye '4' in favor/ nay '1' opposed; therefore PASSED 4-1 in favor

1) **APPLICANT - Hans LAMPART & Lori Anne FIOCCHI @ 2213 Landis Avenue, B: 22.02, L: 1, Zone: R-2**

PROPOSED: to construct an elevator which requires relocation of stairs

-*Professional/Representative:* Charles Gabage., Esq. begins with a brief summary of the application being presented and what exactly is being proposed that needs variance relief as he further explains the existing non-conformities of the property and the Owner's medical condition which has led to the need for an elevator and other changes necessary in conjunction with the elevator

-*Professional Witness(s)*: William Parkhill, PE (engineer) addresses the setback change if the stairs are changed

-*Witness(s)*: Hans Lampart (owner/applicant) provides details in regards to the elevator being proposed and how important this is due to his health issues, which also in turn created an issue with stairs that would need to be relocated. He explains what is proposed for the stairs and comments about whether switching the stairs to the other direction would work better though it may change the front yard setback. In closing he addresses the board for any other comments, recommendations or anything for this project.

-*Board Comment*: a few minor comments were made in regards to the property and it is noted that due to the location of the property a dune line determination will be necessary, specific comments address the parking and what is allowed as far as use or otherwise within ground level of structure, in addition to any other changes or adjustments that may be necessary

-*Public Comment*: none

- Motion in the affirmative for variance relief on min. front yard setback from 23rd Street where 15 ft is required and 5.25 ft to stairs & 8.68 ft to elevator are proposed, and min. front yard setback to Building as an existing non-conformity where 15 ft is required and 13.6 ft is proposed, as discussed and agreed, including Mr. Previti's Report inclusive; Motion by Mr. April, Mr. Keller seconds, roll call aye '5' in favor/ nay '0' opposed; therefore PASSED 5-0 in favor

~RESOLUTIONS: N / A

~MEETING MINUTES TO ADOPT:

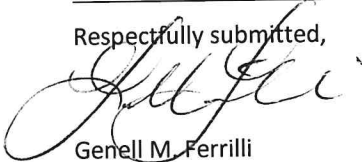
- Minutes of Monday, August 3rd, 2020 Regular Virtual Zoning Board Meeting, Motion by Mr. McGinn, Mr. Keller seconds, roll call of those eligible to vote - all ayes '3' in favor / none opposed

~With no further business

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

MEETING ADJOURNED

Respectfully submitted,



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