

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

**MONDAY, April 4<sup>th</sup>, 2022 @ 7:00 pm 'Regular IN-PERSON 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     | _____ Jacqueline Elko   | _____ William McGinn         |
| _____ Patricia Urbaczewski, Vice Chair | _____ Louis Feola, Jr.  | _____ Nathaniel Deal, Alt I  |
| _____ Jeffery April                    | _____ William J. Keller | _____ Lenny Iannelli, Alt II |

**5. NEW BUSINESS:**

**📁 Applicant:** FISHER, Anita / 22-60th Street Condo Assoc. (*Hardship/Bulk, Flex 'C' Variances*)

@ 22 - 60th Street / Block 60.02 / Lot(s) 12 & 13 / Zone R-2

*Proposed:* to construct an in-ground swimming pool & spa

*Requesting:* variance relief of accessory structure on setback from main structure, distance to curb and side yard setback, and rear yard setback to patio

**📁 Applicant:** O'DONNELL, William & Anne (*Hardship/Bulk, Flex 'C' Variances*) **(Requested to continue to May Meeting)**

@ 132 - 89th Street / Block 90.02 / Lot(s) 27 & 28 / Zone R-2

*Proposed:* demolish existing structure and construct new single family dwelling

*Requesting:* variance relief of lot area, lot frontage, lot depth, rear and side yard setbacks

**6. Resolutions:**

℞ **Resolution No. 2022-03-01: REILLY, John & Martha** (*Hardship/Bulk, Flex 'C' & Use 'D' Variances*)

@ 210 - 88th Street / Block 89.03 / Lot(s) 36 & 37 / Zone R-2

℞ **Resolution No. 2022-03-02: BEEBE, James & Barbara** (*Hardship/Bulk & Use 'D' Variances*)

@ 7501 Pleasure Avenue, East / Block 75.01 / Lot(s) 597 / Zone R-2

℞ **Resolution No. 2022-03-03: SIR DEVELOPMENT, LLC.** c/o Robert & Leslie Aitken (*Hardship/Bulk, Flex 'C' Variances*)

@ 18 - 45th Street / Block 45.01 / Lot(s) 12.02 & 13.02 / Zone R-2

**7. Meeting Minutes:**

℞ *Minutes* of Monday, March 7, 2022 Regular 'In-Person' Meeting

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular 'In-Person' Meeting**  
**Monday, April 4<sup>th</sup>, 2022 @ 7:00 PM**

~**Meeting called to order:** by Vice Chairperson P. Urbaczewski. All 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. Iannelli (Alt #2) & Mrs. Urbaczewski

*Absent:* Mr. April, Mr. Deal (Alt #1) & Mr. Pasceri

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

~**Announcement:** to anyone present for the William & Anne O'Donnell Application at 132-89th Street has requested for their application to be continued to the next meeting scheduled for May 2nd, 2022, waiving timing issues and will notice accordingly.

~**NEW BUSINESS:**

 **Applicant:** FISHER, Anita & Dan (*Hardship/Flex 'C' Variance relief*)

@ 22 - 60th Street / Block 60.02 / Lot(s) 12 & 13 / Zone R-2

*Proposed:* to construct an in-ground pool designed with a wading, a swimming and a spa area

*Requesting:* variance relief for setback from main structure, distance to curb and side yard setbacks for accessory structure and rear yard setback to patio

**Professionals:** Donald Wilkinson, Esq. on behalf of the applicant begins with a brief summary of what the proposed project and explains the design and placement of the proposed in-ground swimming pool. Carmen LaRosa is sworn in and provides additional detailed testimony regarding pool specifications, the surrounding area, pool size and equipment, landscape buffer, and drainage.

**Witness(s):** Dan Fisher (Applicant/Owner) offers brief history on how long they've owned and now that they are older and family rarely coming to visit, they have difficulty going on the beach and wish to have a way to cool off and do therapy and details the pool's functions since it will contain a small spa area, swim area and a 8" deep wading pool at the east end of the pool for lounging in chairs right in the water.

**Exhibits/Reports:** A1-Applicant's property, A2-from applicant's property showing pool of property to west, A3-two adjacent properties to west with pools; A4-close up photo of pool in 2nd back yard away from applicant; A5- close up photo of back yard pool next door.

**Board Comment:** there is some discussion as to whether the structure and number of bedrooms proposed are too much for this narrow pie shaped undersized lot; an inquiry is made about possibly adding another parking space which is discussed and will be addressed; storm water management doesn't apply since impervious coverage increase is less than 250 S/F; brief discussion regarding pool equipment, equipment platform & elevations, in addition to reviewing the southern pool side retaining wall proposed and the layout of the pool, with a final comment addressing specifics regarding the pool pump

**Public Comment:** n/a

- Motion in the affirmative to approve four variances for setback from main structure to accessory Pool structure, distance of curb line to pool, side yard setback to accessory Pool structure and patio setback in rear yard; including any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 2-22-2022 inclusive; Motion made by Mr. McGinn, second by Ms. Elko; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

~**Resolutions:**

⌘ **Resolution No. 2022-03-01:** REILLY, John & Martha @ 210-88th St. /B- 89.03 /L- 36 & 37 /Z- R-2

Motion memorializing Resolution #2022-03-01; Motion made by Mr. McGinn, second by Mr. Keller; roll call of those eligible to vote - *aye* '4' in favor /*nay* '0' opposed

⌘ **Resolution No. 2022-03-02:** BEEBE, James & Barbara @ 7501 Pleasure Ave. /B- 75.01 /L- 597 /Z- R-2

Motion memorializing Resolution #2022-03-02; Motion made by Mr. McGinn, second by Mr. Feola; roll call of those eligible to vote - *aye* '5' in favor /*nay* '0' opposed

⌘ **Resolution No. 2022-03-03:** SIR DEVELOPMENT, LLC. (Robert & Leslie Aitken) @ 18-45th St. /B- 45.01 /L-12,02 & 13.02 /Z- R-2

Motion memorializing Resolution #2022-02-03; Motion made by Mr. McGinn, second by Mr. Keller; roll call of those eligible to vote - *aye* '5' in favor /*nay* '0' opposed

~Meeting Minutes to Adopt:

ℳ. Minutes of March 7, 2022 Regular Scheduled In Person Zoning Board Meeting

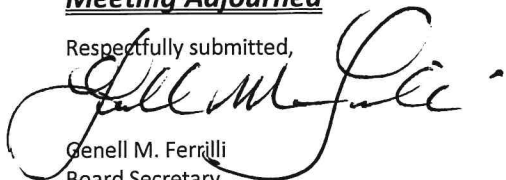
- Ms. Elko makes motion, Mr. McGinn seconds; roll call of those eligible to vote - all ayes '5' in favor / none opposed

~With no further business

- Motion to adjourn by Mr. Feola, with all in favor

**Meeting Adjourned**

Respectfully submitted,



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