

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

MONDAY, May 2nd, 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: GOLDEN, George & Frances (Hardship/Bulk, Flex 'C' Variances)

@ 242-58th Street Unit B / Block 58.04 / Lot(s) 1334 / Zone R-2

Proposed: to construct an elevator in the front yard of 58th Street

Requesting: variance relief on front yard setbacks in conjunction with deck, elevator, building and any other relief necessary

📁 Applicant: PADULA, Joseph & Suzanne (Hardship/Bulk, Flex 'C' Variances)

@ 5111 Landis Avenue / Block 51.02 / Lot(s) 1.03, 2.03, 8.01 & 9.01 / Zone R-2

Proposed: to raise existing structure for flood compliance and addition & alterations for 2nd story of single family

Requesting: variance relief for setbacks, lot size, width, coverage and any other relief necessary

📁 Applicant: McLAUGHLIN, Mary Ellen & DECESARI, Brett (Hardship/Bulk, Flex 'C' Variances)

@ 2806 Landis Avenue / Block 28.03 / Lot(s) 24 & lot 23 / Zone R-2

Proposed: to construct a duplex

Requesting: variance relief for front yard setback due to being a corner lot

📁 Applicant: O'DONNELL, William & Anne (Hardship/Bulk, Flex 'C' Variances)

@ 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. 2022-04-01: FISHER, Anita/22-60th Street Condo Assoc. (Hardship/Bulk, Flex 'C' & Use 'D' Variances)

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

7. Meeting Minutes:

ℳ *Minutes* of Monday, April 4, 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, May 2nd, 2022 @ 7:00 PM

~Meeting called to order: by Chairperson P. Pasceri. All join for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

~Board Roll Call:

Present: Mr. Feola, Mr. Keller, Mr. McGinn, Mr. Iannelli (Alt #2), Mrs. Urbaczewski & Mr. Pasceri

Absent: Mr. April, Ms. Elko & Mr. Deal (Alt #1)

Board Professionals: Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Collier's Engineering & Design, Board Engineer.

~NEW BUSINESS:

📁 Applicant: GOLDEN, George & Frances (*Hardship/Flex 'C' Variance relief*)

@ 242-58th Street Unit B / Block 58.04 / Lot(s) 1334 / Zone R-2

Proposed: to construct an elevator in the front yard of 58th Street

Requesting: variance relief on front yard setbacks in conjunction with deck, elevator, building and any other relief necessary

Professionals: Donald Wilkinson, Esq. on behalf of the applicants offers a brief summary of a three story/two family dwelling located on a uniquely shaped lot that the owner/applicant wishes to add an elevator for easier access to the upper levels of the dwelling because the stairs are very difficult now. Carmen LaRosa, Architect & Planner, further explains the proposed and most logical place to add an elevator too because of this unique triangular shaped corner lot with two front yards which is why variance relief is necessary for several front yard setbacks

Witness(s): Mr. Golden (owner/applicant) notes having been there for more than 21 years, they now struggle with the steps due to their deteriorating health and note how adding an elevator would be so helpful in order to get to the upper levels.

Exhibits/Reports: n/a

Board Comment: a comment is made for the record that based on calculations provided that there would be need for a 'D' variance

Public Comment: Mary Mitchell -adjoining unit owner to speak in favor of the application; Theresa Ward -lives to south of applicant and speaks in favor the application and how wonderful the applicants are

- Motion in the affirmative to approve 'C-1' variance relief for existing non-conforming front yard setbacks from Sounds Avenue - deck and from the building - 58th St., and front yard of the elevator setback to 58th St.; including any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 4-19-2022 inclusive; Motion made by Mr. McGinn, second by Mrs. Urbaczewski; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

📁 Applicant: PADULA, Joseph & Suzanne (*Hardship/Bulk, Flex 'C' Variances*)

@ 5111 Landis Avenue / Block 51.02 / Lot(s) 1.03, 2.03, 8.01 & 9.01 / Zone R-2

Proposed: to raise existing structure for flood compliance and addition & alterations for 2nd story of single family

Requesting: variance relief for setbacks, lot size, width, coverage and any other relief necessary

Professionals: Donald Wilkinson, Esq. on behalf of the applicant begins with a brief summary of what is an older single family home with years of Sea Isle history, as Mr. Wilkinson explains how the applicant intends to maintain the current use and structure preserving its history, so proposed is to raise the structure and add garage area parking at ground level, and further includes upper level improvements for a new roof and master bedroom suite that creates a new second floor, as he reviews the relief being sought adding that it can be considered a hardship due to flooding issues and the Applicant's health. Andrew Bechtold of George Wray Thomas Architects is called for detailed testimony of raising the current structure to a height a bit higher than what is required for meeting flood compliance, reviews the additional parking created under the raised structure, landscape details proposing 12 shrubs in lieu of any trees for line of sight safety purposes, storm water run-off and green space, and addresses questions about the stairs of which said variance relief is then eliminated

Witness(s): n/a

Exhibits/Reports: n/a

Board Comment: there is some discussion regarding the parking and the driveway to the garage that backs out onto Landis Avenue which could be a safety concern, additional concern is expressed regarding encroaching stairs which is further discussed and revised therefore eliminating the associated variance

Public Comment: n/a

- Motion in the affirmative to approve existing non-conformity variance relief for min. lot area, min. lot width, max. building coverage, max. coverage accessory structure (garage), setback from accessory structure to main structure, & min. side yard accessory structure, in addition to relief of min. and aggregate side yard setbacks, and eliminated front yard setback; including any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 4-26-2022 inclusive; Motion made by Mr. Feola, second by Mr. McGinn; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

Applicant: McLAUGHLIN, Mary Ellen & DECESARI, Brett (*Hardship/Bulk, Flex 'C' Variances*)

@ 2802 Landis Avenue (@ corner of 28th w/address 2806 Landis Ave) / Block 28.03 / Lot(s) 24 & lot 23/ Zone R-2

Proposed: to construct a four story duplex

Requesting: variance relief for front yard setback due to being a corner lot

Professionals: Jeffrey Barnes, Esq. on behalf of the applicants offers a brief summary a brief summary of the proposed project to demolish and construct a new two family dwelling. Ms. Pamela Fine (Architect) is called for testimony detailing this proposed new four (4) story dwelling for applicants and family as she reviews the current property, conditions, location and layout of this proposed structure pointing out how they collaborated in designing this with the best intentions and functionality in mind, further explaining a proposed wrap around deck specifically stressing it is only on one side of the structure and then reviews the interior layout of each level. Mr. John Halbruner, PE further testifies to the percentage of the property that is water and marsh and unusable and notes that nothing involved with this project has been easy to accommodate as he reviews the architectural aspects and the positive and negative criteria of the project. Mr. Barnes adds for the record that the applicants have acquired the necessary CAFRA Permits as well. Ms. Juniata Dix, Environmental Consultant confirms the area of disturbance is minimal and after a lengthy process final obtained all CAFRA, NJDEP and Army Corp of Engineers permits.

Witness(s): Mary Ellen McLaughlin (owner/applicant) offers some history on their purchase of this property and how they have enjoyed it since, but now that they are thinking ahead they would like to build a new duplex as their retirement home and for family, however it was noted that this is also based on an option of renting the other unit to supplement costs if necessary.

Exhibits/Reports: n/a

Board Comment: a few minor items are briefly discussed like gutters, downspouts, roof run-off, existing utilities and digging up the road, comments regarding storage and any appliances in the garage area not being permitted below flood elevation, inquiry about AC units and the wall surround, landscaping to be addressed, and to consider any items that may be proposed in the future should acquire relief now in order to avoid issues or having to return before the board later

Public Comment: Kathryn Fagan (Landis Ave) questions use of 2 properties in the same town as primary residence and stresses her major concerns that this will make the flooding and parking issues even worse and feels the project is inappropriate and by no means a hardship. Joseph Honer is not in favor or the project and questions the address. Brett Martin expresses opposition to the project adding that it should not be considered requesting for it to be denied.

- Motion in the affirmative to approve front yard setback to 28th Street due to corner lot having two front yards for 5 foot variance, landscaping waiver; including any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 4-18-2022 inclusive; Motion made by Mr. Feola, second by Mr. Keller; roll call of eligible votes - *aye* '5' in favor / *nay* '1' opposed & therefore GRANTED 5-1

Applicant: O'DONNELL, William & Anne (*Hardship/Bulk, Flex 'C' Variances*)

@ 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

Professionals: Jeffrey Barnes, Esq. on behalf of the applicant begins with introductions and a brief summary of the history and proposed new single family dwelling the applicant is bringing before the board, as he provides a breakdown of the variance relief. Mr. Blane Steinman of Steinman Architects is called for detailed testimony covering the entire layout of the structure as he describes each individual level and reviews the variance relief needed and continues with the HVAC, elevations, height. Mr. John Halbruner, PE is called for testimony with specific attention to the side yard setback, comments on the lower level and storage, and notes that existing non-conformities will be improved, reviews some of the variances and further reviewing placement of HVAC units, either as inset in wall or protruded into side yard), driveway, parking and parking space sizes

Witness(s): n/a

Exhibits/Reports:

Board Comment: there is mention of storage and several other items that are seen below flood level which are agreed will be removed, parking space and driveway sizes are reviewed and a 16' wide driveway is recommended, and through further discussion the driveway will be reduced and include an 18 foot curb cut to preserve the on-street parking and also agreed too

Public Comment: n/a

- Motion in the affirmative to approve the relief as outlined including property line and any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 3-22-2022 inclusive; Motion made by Mr. McGinn, second by Mr. Iannelli; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

~Meeting Minutes to Adopt:

ℳ Minutes of April 4th, 2022 Regular Scheduled In Person Zoning Board Meeting

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

~Resolutions:

℞ **Resolution No. 2022-04-01:** FISHER, Anita/22-60th Street Condo Assoc. @ 22 -60th St/ B-60.02/ L-12 & 13/ Z-R-2

Motion memorializing Resolution #2022-04-01; Motion made by Mr. McGinn, second by Mr. Keller; roll call of those eligible to vote - aye '5' in favor /nay '0' opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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