

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, APRIL 1st, 2024 @ 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	_____ Caryn Durling	_____ William McGinn
_____ Louis Feola, Jr., Vice Chair	_____ Jacqueline Elko	_____ Patrick Curtin Alt I
_____ Kenneth Cloud	_____ Lenny Iannelli	_____ Robert Tull, Alt II

5. NEW BUSINESS

A Applicant: AHERN, Daniel & Jacqueline (Hardship/Bulk/Flex 'C' Variances) (continuance from March Mtg)

@ 7104 Landis Avenue, North / Block 71.03 / Lots 966 / Zone R2

Proposed: to construct an in-ground swimming pool in the rear yard

Requesting: variance relief for distance to main structure, patio surround setbacks and any other relief deemed necessary

A Applicant: GLEMSER, John (Flex 'C' Variances)

@ 21 – 30th Street North & South / Block 29.02 / Lots 3.02 & 4.02 / Zone R2

Proposed: to elevate and renovate structure, and expand decks

Requesting: variance relief for maximum building height

6. Resolutions

R Resolution No. 2024-03-01: 4420 PARK AVE, LLC. c/o R. Scarpato (Hardship/Bulk, Flex 'C' & 'D' Variances)

@ 4422 Park Road / Block 44.05 / Lots 1 & 2.01 / Zone R-2a

R Resolution No. 2024-03-02: CATERINA, James (Hardship/Bulk/Flex 'C' Variances)

@ 134 – 87th Street, West / Block 88.02 / Lots 28.02, 29, 30 & 31.01 / Zone R2

7. Meeting Minutes

m *Minutes* of Monday, March 4th, 2024 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting Monday, April 1st, 2024 @ 7:00 PM

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

~Board Roll Call:

Present: Mr. Cloud, Mrs. Durling, Mr. Iannelli, Mr. McGinn, Mr. Tull (Alt #2), Mr. Feola & Mr. Pasceri.

Absent: Ms. Elko, Mr. Curtain (Alt #1).

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

~Announcement:

Announcement to anyone present regarding the Glemser Application @ 21 – 30th Street according to Attorney Lynsdy Newcomb representing Applicant has requested for a continuance to the May Meeting waiving any timing issues and with no further notice required.

~NEW BUSINESS:

Applicant: *AHERN, Daniel & Jacqueline (Hardship/Bulk, Flex 'C' Variances)*

@ 7104 Landis Avenue, North Unit / Block 71.03 / Lot(s) 966 / Zone R2

Proposed: to construct an in-ground swimming pool in rear yard of north unit

Requesting: variance relief for pre-existing non-conforming aggregate side yard setback and max. floor area ratio, and variance relief for setback from main structure to accessory (pool) structure, green space, and accessory structure rear & side yard setbacks.

Professionals: Donald Wilkinson, Esq. on behalf of the applicants offers introductions, followed by Mr. & Mrs. Ahern (Applicants) and Mr. Louis A. Scheidt, PE PP (Engineer and Planner) and Mr. Previti (Municipal Board Engineer) being sworn in. Mr. Wilkinson summarizes what he refers to as a normal pool variance proposing to construct an in-ground swimming pool in the rear yard, which he notes is a "regular" before the Zoning Board now and no different from similar applications previously approved and mentioning that something was passed by the city permitting a 5' setback from the main structure. Mr. Scheidt offers testimony detailing the property, the proposed 10' x 17'-7" in ground swimming pool that will have a 3' wide concrete walkway around the perimeter of the pool and 2' of green space on 2 sides only of the pool which requires variance relief, and continues his testimony regarding water run-off and recharge system, stormwater management, the pool surface, the saucer like shape of the pool that is proposed to help with additional water runoff, and mention of a vinyl slat or board being installed along the bottom of the fencing as an additional barrier against water run-off as well. He reviews the relief being sought, the positive and negative criteria of the project, noting the minimal impact it will have to the adjacent properties and surrounding neighborhood.

Witnesses: Daniel and Jacqueline Ahern (Owners/Applicants) offer some history about buying 9 years ago and now after receiving a diagnosis of breast cancer Mrs. Ahern is very uncomfortable around others, especially at the beach, so it is very personal and would be very beneficial for her health and for recreational purposes. They further confirm receiving their adjoining neighbor's consent.

Exhibits/Reports: n / a

Board Comment: there is some discussion regarding the impervious coverage, stormwater and recharge system, the floor area ratio (FAR) and parking requirements, with specific attention to when the house was constructed in 2015 and any codes or ordinances that have since been adopted that need to be considered when making a determination on this project. The entire application process is reviewed, with specific attention to approvals and conditions required beginning with the application and resolution, preconstruction and/or additional fees required, project inspections, through to project release and close-out.

Public Comment: Margaret Struble -abutting rear property to the Ahern's rear yard to express great concern about excess water run-off and the fear of her property flooding, and in response was informed it would be redirected away from her property as required.

- Motion taken in the affirmative for existing non-conformities of aggregate side yard setback, maximum floor area ratio and parking which is not to change; in addition to variance relief on the setback from the main structure to the accessory (pool) structure, 4' wide planted green space in rear yard, side yard patio side and rear yard setbacks, and impervious coverage; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 2/26/2024; Motion made by Mr. McGinn, second by Mr. Tull; roll call of eligible votes - *aye* '5' in favor / *nay* '2' opposed and therefore Granted 5-2.

~Resolutions:

R Resolution No. 2024-03-01: 4420 PARK AVE, LLC. 4422 Park Rd/Block 44.05 / Lots 1 & 2.01 / Zone R2

- Motion memorializing Resolution #2024-03-01 made by Mr. McGinn, second by Mrs. Durling; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

R Resolution No. 2024-03-02: CATERINA, James 134-87th St W/Block 88.02 / Lots 28.02, 39, 30 & 31 / Zone R2

- Motion memorializing Resolution #2024-03-02 made by Mr. McGinn, second by Mrs. Durling; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

~Meeting Minutes to Adopt:

M Minutes of Monday, March 4th, 2024 Regular Scheduled Zoning Board Meeting


- Motion to adopt the March 4th, 2024 Zoning Board Meeting made by Mr. McGinn, second by Mrs. Durling; roll call of those eligible to vote - aye '5' in favor /nay '0' opposed

~With no further business

- Motion to adjourn by Mr. Pasceri, and all were in favor.

Meeting Adjourned

Respectfully submitted,


Genell M. Ferrilli
Board Secretary

City of Sea Isle City Zoning Board