

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Monday, AUGUST 3rd, 2026 @ 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	_____ Kenneth Cloud	_____ Robert Tull
_____ Louis Feola, Jr., Vice Chair	_____ Donna Fitzpatrick	_____ Nicholas Screnci, Alt I
_____ Richard Browne	_____ William McGinn	_____ Harry Tregear, Alt II

5. NEW BUSINESS

- ✈ **Applicant: SHRADER, Robert / SIC-BOFA, LLC.** (Use (Density)/Hardship/Bulk/Flex 'C' Variances) (CONTINUED)
@ 315 – 40th Street / Block 39.05 / Lot 11.02 / Zone R2

Proposed: to remove existing structure and construct a new two-family duplex dwelling

Requesting: variance relief for minimum side & front yard setbacks, minimum lot area, minimum lot width, maximum lot coverage, parking, Floor area ratio, waiver for stormwater detention and other relief deemed necessary

- ✈ **Applicant: McALLISTER, Joseph** (Use D2 Variance) (CONTINUED)
@ 106 – 50th Street, East Unit / Block 50.03 / Lot 22.03 / Zone C2

Proposed: to construct in-ground swimming pool & concrete patio in rear yard of East Unit and replace existing 4' fence with 6' fence with self-latching gate

Requesting: variance relief for the expansion of a non-conforming use

- ✈ **Applicant: RUFO, Michael & Kimberly** (Hardship/Bulk Variances) (CONTINUED)
@ 133 – 91st Street / Block 91.02 / Lots 9.02, 10, 11 & 12.01 / Zone R-2

Proposed: to remove an existing above ground pool and install an in-ground swimming pool

Requesting: variance relief for distance from accessory structure to main structure and any other relief deemed necessary

- ✈ **Applicant: KEOGH, Robert & Lisa** (Hardship/Bulk/Flex 'C' Variances) (CONTINUED)
@ 8806 Landis Avenue / Block 89.03 / Lots 44.02 & 45 / Zone R-2

Proposed: to replace existing 105-year-old residence with a new single-family residence

Requesting: variance relief for a pre-existing undersized lot, front yard setback, combined side yard setbacks, rear yard setback, lot coverage and any other relief deemed necessary

6. Resolutions

- ✈ **Resolution No. 2026-07-01: 110 45th STREET STATESIDE, LLC.** (Hardship/Bulk/Flex 'C' Variances)
@ 110 – 45th Street / Block 45.03 / Lot 22.01 / Zone R2

7. Meeting Minutes

- ✈ **Minutes** of Monday, July 6th, 2026 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *