

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Monday, October 7, 2019 - 7:00 pm 'Regular Meeting'

1. Pledge of Allegiance

2. 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.

3. Roll Call

_____	Patrick Pasceri, Chairperson	_____	William J. Keller
_____	Patricia Urbaczewski, Vice Chair	_____	William McGinn
_____	Jacqueline Elko	_____	Daniel Organ
_____	Louis Feola, Jr.	_____	Patrick Roberts, Alt I
		_____	Jane Morrissey, Alt II

4. New Business

◆ **APPLICANT: Mark & Sandra SZILAGYI** (*Hardship / Bulk & Flex 'C' Variance*)

8001 Roberts Avenue / Block 80.04 / Lot(s) 282.01 / Zone R-2

Proposed: to reconstruct single family home in same footprint

Requesting: variance relief for rear yard setback which is existing non-conformity

◆ **APPLICANT: Claudia GOODWIN** (*Hardship & Use / 'D' Variances*)

30 - 35th Street / Block 35.02 / Lot(s) 9 / Zone C-1 (General Business District)

Proposed: to construct an elevator for access to residential area of structure

Requesting: variance relief for an expansion of non-conforming Residential Use to be permitted in C-1 District and front yard setback relief

◆ **APPLICANT: 3800 SOUNDS AVENUE, LLC** (*Use / 'D' Variance*)

300 Sounds Avenue / Block 38.07 / Lot(s) 9, 10 & 10.01 / Zone C-3

Proposed: to construct a duplex residence

Requesting: Use variance relief to construct two family residential in commercial/mixed use zone

5. Resolutions N/A

6. Meeting Minutes

Minutes of August 5, 2019 Regular Meeting

7. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, October 7th, 2019 @ 7:00 PM

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

~Board Roll Call:

Present: Mrs. Elko, Mr. Feola, Mr. Keller, Mr. McGinn, Mr. Roberts (Alt #1), Ms. Morrissey (Alt #2), Mr. Pasceri

Absent: Mr. Organ, Mrs. Urbaczewski

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

~NEW BUSINESS:

1) APPLICANT: SZILAGYI, Mark & Sandra @ 8001 Roberts Avenue, Block 80.04, Lot(s) 282.01, Zone R-2

PROPOSED: reconstruct single family home within same footprint

Professionals: Richard King, Esq., provides brief summary of proposed project and due to being completely demolished making it necessary to address zoning issues which the variances are being sought for; Bill McLees, Architect, offers testimony pertaining to non-conforming property layout hence needing variance relief as he proceeds into additional details like proposed look & style of structure, compliance requirements to be met, more specific details regarding cupola and the intended purpose as a visual accent that will extend above roof height and not adding any living space, as well as proposing all new framing in lieu of reusing existing for construction with specific attention to deck at bulkhead and details of elevating mechanical equipment.

Witness(s): Applicant, Ms. Szilagyi, to answer any questions if necessary

Exhibits/Reports: read into record-DPW Memo of approval dated 10/1/19; Traffic Maintenance/Code Enforcement Memo dated 10/2/19 & Police Chiefs' letter of approval dated 10/2/19

Board Comment: comments address cupola not being allowed by ordinance and exceeding building height and

Public Comment:

- Motion for Cupola ; Mr. Roberts makes motion, Mr. Keller seconds; roll call - aye 4 in favor / nay 3 opposed "4-3 in the affirmative so motion carries"
- Motion for Variance Items 1-4 which include plus added item 1) min. lot area where 5,000 S/F (existing non-conformity) is required & 4,950 S/F is proposed, 2) min. rear yard setback where 20 ft is required & 11.67 ft is proposed, 3) min. front yard setback on paper street -Roberts Ave- where 15 Ft is required and 10 Ft is proposed & 13.67 ft to 80th Street from closest point to stairs, and 4) min. lot depth where 100 Ft is required & 90 Ft is proposed; Mr. McGinn makes motion, Mr. Feola seconds; roll call - aye 7 in favor / none opposed "in the affirmative & so GRANTED"

2) APPLICANT: GOODWIN, Claudia @ 30 - 35th Street, Block 35.02, Lot(s) 9, Zone C-1

PROPOSED: construct elevator for access to her residential area of structure

Professionals: Jeffrey Barnes, Esq., begins with introduction to applicant and brief summary of the elevator addition being proposed due to the applicant's health, age, living alone and the exterior stairs that currently exist to access her residence; Mark Gibson, Consulting Engineer and Surveyor, provides detailed testimony pertaining to structure and dimensions as well as location for elevator and adjacent area in order to avoid having to change interior layout of applicant's residence.

Witness(s): Ms. Goodwin (Applicant) adds testimony as to her health and age reasons and why the elevator needs to be placed where it is proposed to be located

Exhibits/Reports: read into record - DPW Memo of approval dated 10/1/19; Traffic Maintenance/Code Enforcement Memo dated 10/2/19 & Police Chiefs' letter of approval dated 10/2/19

Board Comment: briefly discuss the problems with locating the elevator in other spots and how the benefit outweighs and negatives and the impact if any this would have on the neighboring properties

Public Comment: Charles Adams @ 105-35th St to speak on behalf of applicant that there are too many steps to carry things up or to walk up especially in wet or icy weather being made out of wood.

- Motion for Use Variance of Expansion to existing Non-Conforming Residential in a Commercial Zone to construct an elevator, including conditions as outlined by Board Engineer; Mr. Feola makes motion, Mr. Roberts seconds; roll call - aye 7 in favor / none opposed *"in the affirmative & so GRANTED"*

3) APPLICANT: 3800 SOUNDS AVENUE, LLC @ 3800 Sounds Avenue, Block 38.07, Lot(s) 9, 10 & 10.01, Zone C-3

PROPOSED: *construct a duplex residence*

Professionals: Don Wilkinson, Esq., begins with introduction of applicants and brief summary of project being brought before the board as he further explains the two family residential structure they are proposing on this non-conforming vacant corner lot located in a commercial use district, therefore needing a Use Variance; George Wray Thomas, RA and Andrew Bechtold of George Wray Thomas Architects begin with testimony regarding the neighborhood, the zoning and it's uses, and what currently exists on the adjacent properties. Mr. Bechtold further provides details pertaining to the layout and elevation of the structure on the site, the structure design, layout and height, parking, aesthetics and other details in order to be compatible with the surrounding neighborhood.

Witness(s): Mr. Christopher Glancey & Mr. Ian Ciseck (LLC Members/Applicants) provide testimony regarding their intentions, the CAFRA permit, existing bulkhead conditions and answer any further questions if necessary

Exhibits/Reports: A1-Satellite Photo of property; A2-revised plans & elevations based on Board Engineer and neighbors comments; read into record - DPW Memo of approval dated 10/1/19; Traffic Maintenance/Code Enforcement Memo dated 10/2/19 & Police Chiefs' letter of approval dated 10/2/19

Board Comment: FAR and lot coverage, setbacks and exterior stairs, ground floor layout with regards to parking and storage, difference in basing proposed project on residential vs. commercial requirements, and the reason for the building height proposed are questioned and further discussed, in addition to discussing the cupolas.

Public Comment: Sara & Steve Schukraft @ 3804 Sounds Ave South express their concern with depth of structure being out of line with adjacent structures and blocking views as well as the higher elevation from fill to raise lot creating water problems for them; Kathleen Scull @ 3804 Sounds Ave North to stress major issue with how close the stairs will be to their property and water run-off from the higher grade they are proposing to build it up too; Andy Ferrilli @ 344-38th Street East to inquire about fire retardant material being used for wood steps and siding on the structure since it will be only feet away from the three phase electric feeding the flood water pump in case something were to happen; Sabastian 'Bud' Finocchiaro @ 304-38th St at the corner of 38th & Cini to comment on the view that will still be there for people to go see at the end of the street and feels this will be an upgrade from the empty lot and what use to be there where he learned to swim when young

- For Use Variance to construct a Residential Two Family Dwelling Structure where Marine Commercial & Commercial Use is permitted, including all comments and changes as discussed and agreed too; Mr. McGinn makes motion, Mr. Roberts seconds; roll call - aye 7 in favor / none opposed *"in the affirmative & so GRANTED"*

~Meeting Minutes to Adopt:

- **Minutes of Monday, August 5th, 2019 Zoning Board Meeting:** Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~With no further business

- Ms. Elko makes motion, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli
Board Secretary

City of Sea Isle City Zoning Board