

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Monday, March 4, 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	_____ Louis Feola, Jr.
_____ Patricia Urbaczewski, Vice Chair	_____ William McGinn
_____ Gerard Brangenberg	_____ Daniel Organ
_____ Jacqueline Elko	_____ William J. Keller, Alt I
	_____ Patrick Roberts, Alt II

4. New Business

*Continued from February 4, 2019 Meeting

- ◆ ***APPLICANT:** PROCACCINO, Amy M. (Use or 'D' Variance)
333 - 43rd Place / Block 42.05 / Lot(s) 11 & 12 / Zone C-3
Proposed: replace existing with a more compatible & flood compliant new duplex residence
Requesting: variance relief for principal use

- ◆ ***APPLICANT:** DUNFEE- Joseph, Gennard, Peggy R & William H Dunfee (Hardship/Bulk & Flex 'C')
5104 Pleasure Avenue / Block 51.02 / Lot(s) 11.01 / Zone R-2
Proposed: replace existing structure with a new single family residence
Requesting: variance relief of front, aggregate side & rear yard setbacks, lot coverage, floor area ratio and non-buildable building on undersized lot

- ◆ ***APPLICANT:** KLING, Shirley A. & CROWLEY, Terrance L. (Use or 'D' Variance)
229 and 233 81st Street / Block 80.04 / Lot(s) 273, 275 / Zone R-2 & P-2
Proposed: to construct a new single family dwelling
Requesting: variance relief to build single family partially in R-2 residential district which is permitted & partially in P-2 wetland conservation district which is not permitted

- ◆ ***APPLICANT:** KLINE, Mark / 134 -93rd Street Condominium Assoc. (Hardship/Bulk & Flex 'C' Var.)
134 93rd Street / Block 94.02 / Lot(s) 29 / Zone R-2
Proposed: to construct new deck/porch and adjust parking spaces
Requesting: variance relief for existing non-conformities for lot area, lot width, lot depth, front yard setback, rear yard setback and parking space dimensions

5. Resolutions

Resolution #2019-02-01 - RAGE Development, LLC -11- 51st St / B: 50.01 / L: 7 / Z: R-2

Resolution #2019-02-02 - Francis & Carol SCHMIDT -114- 89th St / B: 90.02 / L: 36, 37 & 38.01 / Z: R-2

Resolution #2019-02-03 - Vicki ANGELOS -5108 Pleasure Ave / B: 51.02 / L: 3.04 / Z: R-2

6. Meeting Minutes - Minutes of February 4, 2019 Regular Meeting

7. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, March 4th, 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: Mr. Brangenberg, Mrs. Elko, Mr. McGinn, Mr. Organ, Mr. Keller (Alt #1), Mrs. Urbaczewski, Mr. Pasceri

Absent: Mr. Feola, Mr. Roberts (Alt #2)

Professional's of Board: Mr. Christopher Gillin-Schwartz, Esq. of Barry Corrado Grasso & Gillin-Schwartz, Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Municipal & Board Engineer.

~**Resolutions:**

Resolution #2019-02-01 - RAGE Development, LLC @ 11-51st St, B: 50.01, L: 7, Z: R-2

- Memorialize Resolution #2019-02-01; Mr. Keller makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

Resolution #2019-02-02 - Francis & Carol Schmidt @ 114-89th St, B: 90.02, L: 36, 37 & 38.01, Z: R-2

- Memorialize Resolution #2019-02-02; Mrs. Elko makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

Resolution #2019-02-03 - Vicki Angelos @ 5108 Pleasure Ave, B: 51.02, L: 3.04, Z: R-2

- Memorialize Resolution #2019-02-03; Mr. McGinn makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~**Meeting Minutes to Adopt:**

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

~**NEW BUSINESS:**

1) APPLICANT: Amy Procaccino @ 333-43rd Place; Block 42.05; Lot(s) 11 & 12; Zone C-3.

PROPOSED: demolish existing structure and replace with a new duplex dwelling

Professionals: Donald Wilkinson, Esq., provides brief summary of what has already been prematurely demolished and the use variance that is being sought on the proposed duplex structure per R-2a residential bulk requirements and not per C-3 requirements as zoned; David Markowski, R.A. (Architect) offers additional testimony regarding property, structure, design, layout, parking and conformance with R-2a requirements based on a residential zone to match adjacent structures and surrounding neighborhood, and not the actual commercial zone it is located in.

Witness(es): Applicants, Amy & Daniel Procaccino testify to surrounding neighborhood, future intent for family use only, and answers some brief questions about the bulkhead

Exhibits/Reports: Revised Plan to show 24' wide driveway; read into record were DPW Memo of approval dated 1/23/19, Fire Dept. Memo of approval dated 1/23/19, Traffic Maintenance/Code Enforcement Memo dated 1/30 & Police Chiefs' letter of approval dated 2/4/19

Board Comment: brief discussion regarding conditions to be included, impervious coverage, issue with ground floor rear garage doors and other options to consider like 3' man door

Public Comment: James Bennett @ 314 -42nd Place speaks in favor of the project and how wonderful the applicants are as people and a pillar of the community

- For Use Variance where commercial is permitted and proposed is a two family residential dwelling, including comments & revisions per Board Engineer's 1/29/19 letter, 24' wide curb cut per submitted revised plan, garage not being used for storage as condition of approval, garage doors being eliminated on each unit & replaced w/walk-thru style man door instead; Mr. Organ makes motion, Mr. Keller seconds; roll call - aye 7 in favor / none opposed *and so approved*

2) Applicant Announcement: Dunfee Application @ 5104 Pleasure Avenue; Block 51.02; Lot(s) 11.01; Zone R-2; as represented by Donald Wilkinson, Esq. of Josephson, Wilkinson & Gilman, P.A. formally requested per applicant's request to have application continued to April 1, 2019 meeting with no further notice required.

3) Applicant Announcement: KLING, Shirley A. & CROWLEY, Terrance L. Application @ 229 & 233 -81st Street; Block 80.04; Lot(s) 273 & 275; Zone(s) R-2 & P-2; as represented by Richard Hluchan, Esq. of Hyland Levin, LLP was confirmed for continuance to the April 1, 2019 meeting with no further notice required, due to only 6 board members being present and not 7 as originally scheduled as needed for the application.

4) APPLICANT: Mark Kline (134 93rd Street Condo Association) @ 134 - 93rd Street; Block 94.02; Lot(s) 29; Zone R-2.

PROPOSED: to construct a new single family dwelling

Professionals: Jeffery Barnes, Esq. offers a summary of what the applicant is proposing by way of Alterations for expanded deck, new storage shed, condenser platform, new balcony and exterior shower, along with additional details and a brief review of the variances being sought; Pamela Fine, R.A. (Architect) adds testimony regarding setbacks, design, aesthetics and the usability will be gained from what is proposed

Witness(es): Mr. Kline (applicant) provides testimony regarding how this is all for family only and the proposed changes will help provide more usable space in all these areas

Exhibits/Reports: photographs marked exhibits A-1a, A-1b & A-2 pertaining to parking conditions

Board Comment: brief mention of 40' curb cut and no change necessary because it would not benefit in any way for parking on or off street or otherwise. Additionally it is noted that conditions should be included in master deed for any future sale

Public Comment: N/A

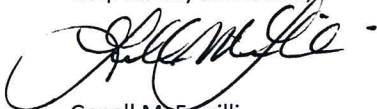
- Motion on existing non-conforming Variance Item No. 1-4: 1) Building on a non-buildable lot that is less than 3,500 s/f; 2) min. lot area; 3) min. lot width; and 4) min. lot depth; Mr. McGinn makes motion, Mr. Organ seconds; roll call - aye 7 in favor / none opposed and so approved
- Motion on Variance Item No. 5-7: 5) min. front yard setback where 15 ft. is required & 12 ft. is proposed; 6) min. side yard setback where 5 ft. required & 2 ft.-2 in. is proposed; 7) aggregate side yard setback where 15 ft. required & 12 ft.-3 in. is proposed; Mrs. Urbaczewski makes motion, Mr. McGinn seconds; roll call - aye 7 in favor / none opposed and so approved
- Motion on Variance Item No. 8) min. rear yard setback where 15 ft. is required & 10 ft.-8 in. is proposed; and 4x6 accessory structure where 10 ft. is required & 0 ft. is proposed; Mr. McGinn makes motion, Mr. Keller seconds; roll call - aye 7 in favor / none opposed and so approved
- Motion on Variance Item No. 9) parking spaces where 9 ft. x 18 ft. is required @ 2 per unit & the applicant proposes a total of 2 conforming spaces and 2 undersized spaces at 9'x14', however as a condition of approval parking cannot allow vehicles to obstruct sidewalk; Mr. Keller makes motion, Mr. McGinn seconds; roll call - aye 7 in favor / none opposed and so approved

~With no further business

- Mrs. Urbaczewski makes motion, second by Mrs. Elko, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted



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