

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Wednesday, SEPTEMBER 9th, 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
____ Louis Feola, Jr., Vice Chair
____ Richard Browne

____ Kenneth Cloud
____ Donna Fitzpatrick
____ William McGinn

____ Robert Tull
____ Nicholas Scerenci, Alt I
____ Harry Tregear, Alt II

5. NEW BUSINESS

✈ Applicant: RUFO, Michael & Kimberly (Hardship/Bulk Variances) (CONTINUED from August)

@ 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: M. DOLIO for INLAND HARBOR CONDOMINIUMS (Use D2 Variances)

@ 382 - 43rd Place / Block 42.06 / Lots 35 & 36 / Zone C3

Proposed: to confirm approval for HVAC platforms, elevator specifications and rear deck specifications

Requesting: variance relief to approve non-conforming four-unit residential structure with no commercial use on first floor and approvals for HVAC platforms, elevator for ADA accessibility, modifications to rear yard deck and any other relief deemed necessary

✈ Applicant: BRACA, Anthony & Joan (Hardship/Bulk/Flex 'C' Variances)

@ 24 – 89th Street / Block 90.01 / Lots 22 & 23 / Zone R2

Proposed: to renovate existing single-family dwelling that includes elevating entry foyer, expand second floor deck and bump-outs at rear

Requesting: variance relief for remaining lot area/width/frontage/depth, setbacks and FAR non-conformities, in addition to minimum front yard setback and minimum rear yard projections

6. Resolutions

✈ Resolution No. 2026-08-01: SHRADER, Robert / SIC-BOFA, LLC. (Use (Density)/Hardship/Bulk/Flex 'C' Variances)

@ 315 – 40th Street / Block 39.05 / Lot 11.02 / Zone R2

✈ Resolution No. 2026-08-02: McALLISTER, Joseph (Use D2 Variance)

@ 106 – 50th Street, East Unit / Block 50.03 / Lot 22.03 / Zone C2

✈ Resolution No. 2026-08-03: KEOGH, Robert & Lisa (Hardship/Bulk/Flex 'C' Variances)

@ 8806 Landis Avenue / Block 89.03 / Lots 44.02 & 45 / Zone R-2

7. Meeting Minutes

m Minutes of Monday, August 3rd, 2026 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *