

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA**

**Monday, March 2, 2020 - 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	_____ Jeffrey April, Alt I
_____ Patricia Urbaczewski, Vice Chair	_____ William McGinn	_____ Nathaniel Deal, Alt II
_____ Jacqueline Elko	_____ Daniel Organ	
_____ Louis Feola, Jr.		

**4. New Business**    **\*\* continued from February Meeting**

- ◆ **\*\*Applicant: KEENAGHAN, Daniel & Anne** (*Hardship/Bulk & Flex 'C' Variance App*)  
13 - 51st Street / Block 50.01 / Lot(s) 6.02 / Zone R-2  
*Proposed:* install 12' curb cut & relocate existing front stairs to provide on-site parking spaces  
*Requesting:* variance relief of alterations to non-conforming structure, undersized parking spaces, and all pre-existing non-conforming
- ◆ **\*\*Applicant: SOFRONEY, James W., Jr.** (*Use / 'D' Variance*)  
8505 Landis Avenue / Block 86.02 / Lot 12.02 / Zone C-2  
*Proposed:* to construct a single family residence fronting on 85th Street  
*Requesting:* variance relief of Use (change former real estate office to single family residence fronting 85th Street) and building on a non-buildable lot of less than 3,500 s/f
- ◆ **Applicant: CAMPBELL, William** (*Hardship/Bulk & Flex 'C' Variance App*)  
28 - 59th Street / Block 59.02 / Lot(s) 11 / Zone R-2  
*Proposed:* renovate front unit to reduce current non-conformities & use of property, and make flood compliant and a more traditional two unit structure  
*Requesting:* variance relief for lot size & dimensions, rear yard setback, aggregate side yard and parking
- ◆ **Applicant: YOUNG, Frank & Terri** (*Hardship/Bulk/Flex 'C' Variance App*)  
4408 Park Road / Block 44.05 / Lot(s) 7 & 8.01 / Zone R-2a  
*Proposed:* add deck to recently elevated structure  
*Requesting:* side yard setback relief

PLEASE NOTE: The following application is proposed for continuance to April meeting due to full agenda.

- ◆ **Applicant: KEARNEY, O'BRIEN & RAUCK** (*Hardship/Bulk/Flex 'C' Variance App*)  
28 - 59th Street / Block 59.02 / Lot(s) 11 / Zone R-2  
*Proposed:* replace existing residence with new duplex residence  
*Requesting:* building on non-buildable lot, front yard setback & any other non-conformities

**5. Resolutions**

- ⌘ **Resolution No. 2020 - 02 - 01 - 42nd PLACE, LLC aka: "THE LUDLAM"**  
4000 Landis Avenue / Block 40.03 / Lot(s) 1.04, 4, 12, 2, 21, 22, 23 & 24 / Zone C-5

**6. Meeting Minutes**

*Minutes of January 21st, 2020 Special Meeting and February 3rd, 2020 Regular Meeting*

**7. Adjourn**

\* Please note - changes are possible \*