

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, NOVEMBER 4<sup>th</sup>, 2024 @ 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	_____ Caryn Durling	_____
_____ Louis Feola, Jr., Vice Chair	_____ Jacqueline Elko	_____ Robert Tull Alt I
_____ Kenneth Cloud	_____ William McGinn	_____, Alt II

**5. NEW BUSINESS**

***A* Applicant: HAUSS, Maryann & Harris, Robert      **EXTENSION of PREVIOUSLY GRANTED APPROVALS****

*(Hardship/Bulk, Flex 'C' & Use 'D' Variances) @ 148 - 85th Street / Block 86.02 / Lots 13.01 / Zones C-2*

*Proposed:* to demolish existing structure and construct a new single-family dwelling

*Requesting:* variance relief for pre-existing non-conformities on residential use, front & total side yard setbacks, lot area, lot width.

Also, for parking and street trees and for any other relief deemed necessary

**\* THIS APPLICATION IS CONTINUED FROM THE OCTOBER 7<sup>th</sup> ZONING BOARD MEETING**

***A* \* Applicant: WHAT'S THE CATCH, LLC. Mixed-Use Development *(Hardship/Bulk, Flex 'C' & 'D' (density) Variances)***

*@ 4001 Landis Avenue & 28 - 40<sup>th</sup> Street / Block 40.02 / Lots 8.03, 9.03, 9.04 & 10.01 / Zone C-1*

*Proposed:* to construct a new mixed-use building with restaurants, consisting of a café with indoor/outdoor seating and three (3) walk up 'Takeout window' style vendors on 1<sup>st</sup> Floor and 6 residential dwelling units on the 2<sup>nd</sup> & 3<sup>rd</sup> Floors

*Requesting:* variance relief for residential density permitted, maximum driveway width, and pre-existing non-conforming lot frontage and width

***A* Applicant: SCULL, Thomas *(Hardship/Bulk, Flex 'C' Variances)***

*@ 207 - 86th Street / Block 86.03 / Lots 15.01 / Zones R-2*

*Proposed:* for a 227 sq. ft. addition to the rear of existing 2 story dwelling within existing structure footprint

*Requesting:* variance relief for improvements to a non-buildable sub-standard lot

***A* Applicant: MASSI, Richard & Michelle *(Hardship/Bulk, Flex 'C' Variances)***

*@ 121 - 91<sup>st</sup> Street / Block 91.02 / Lots 17.02 & 18 / Zones R-2*

*Proposed:* to remove existing structure and construct a new single-family dwelling

*Requesting:* variance relief for existing non-conforming lot area/width/depth; side yard setbacks, rear yard setbacks & building coverage

**\*\* THE APPLICATION BELOW HAS REQUESTED AN ADJOURNMENT TO THE DECEMBER 2<sup>ND</sup>, 2024 MEETING**

***A* \*\* Applicant: 329 43<sup>rd</sup> PLACE, LLC c/o Michael DiPalantino & Karen DiPalantino *(Use Variance)***

*@ 329 -43<sup>rd</sup> Place / Block 42.05 / Lots 9 & 10 / Zone C-3*

*Proposed:* to remove all current improvements and build a new two-family duplex structure with docks and a pool for each unit

*Requesting:* variance relief to build a two-family dwelling on an undersized lot in a commercial/mixed use zone with front yard setback relief

**6. Resolutions**

***R* Resolution No. 2024-10-01: 6805 CENTRAL AVENUE CONDOMINIUM ASSOCIATION (c/o Kathleen Friel)**

*(Flex 'C' Variance) @ 6805 Central Avenue / Block 68.03 / Lot 205.01 & 205.03 / Zone R-2*

***R* Resolution No. 2024-10-02: ORBIT 24, LLC. (c/o Jeffrey Silsbee & Heather Nicastro) *(Hardship/Bulk Variances)***

*@ 5204 Pleasure Avenue North / Block 52.02 / Lot 4 / Zone R-2*

**7. Meeting Minutes**

*m* Minutes of Monday, October 7<sup>th</sup>, 2024 Regular Zoning Board Meeting

**8. Adjourn**