

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, DECEMBER 2nd, 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	_____ Robert Tull
_____ Louis Feola, Jr., Vice Chair	_____ Jacqueline Elko	_____ Donna Fitzpatrick, Alt I
_____ Kenneth Cloud	_____ William McGinn	_____ Richard Browne, Alt II

5. NEW BUSINESS

*** THESE APPLICATIONS WERE CONTINUED FROM THE NOVEMBER 4th, 2024 ZONING BOARD MEETING !**

✈ *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

✈ *Applicant: 329 43rd PLACE, LLC c/o Michael DiPalantino & Karen DiPalantino (Use Variance)

@ 329 -43rd 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

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

@ 4001 Landis Avenue & 28 - 40th 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 1st Floor and 6 residential dwelling units on the 2nd & 3rd Floors

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

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

@ 121 - 91st 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

✈ Applicant: SCHNEIDER, Thomas & Joan (Hardship/Bulk, Flex 'C' Variances)

@ 249 - 85th Street / Block 85.04 / Lots 24.02 / Zones R-2

Proposed: to replace existing 110+ year old single family with a new single-family residence

Requesting: variance relief for rear yard setback and any other relief deemed necessary

6. Resolutions

℞ Resolution No. 2024-11-01: SCULL, Thomas (Hardship/Bulk, Flex 'C' Variances)

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

7. Meeting Minutes

m Minutes of Monday, November 4th, 2024 Regular Zoning Board Meeting

8. Adjourn

** Please note - changes are possible **