

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, JANUARY 6<sup>th</sup>, 2025 @ 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**

**Z ZONING BOARD RE-ORGANIZATION FOR '2025' CALENDAR YEAR**

Zoning Board Re-organization for Calendar Year 2025: new appointments/re-appointments, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for calendar year 2025

**\* THESE APPLICATIONS WERE CONTINUED FROM THE DECEMBER 2<sup>nd</sup>, 2024 ZONING BOARD MEETING !**

**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*

**A \*Applicant: SCHNEIDER, Thomas & Joan**

*Hardship/Bulk, Flex 'C' Variance @ 249 – 85<sup>th</sup> 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*

**A Applicant: 5816 Sounds Avenue Condo Association c/o Joe Jordan & Karen Jordan**

*Hardship/Bulk, Flex 'C' & 'D' (F.A.R.) Variances @ 5816 Sounds Avenue / Block 58.05 / Lots 1 / Zone R-2*

*Proposed: to construct 20 sq. ft. second floor addition and 109 sq. ft. third floor addition to the existing two-unit residential condos*

*Requesting: variance relief for FAR and for existing nonconformities for rear yard setback, lot depth, number of parking spaces and number of driveways*

**6. Resolutions**

**R Resolution No. 2024-12-01: HAUSS, Maryann & Harris, Robert (Hardship/Bulk, Flex 'C' & Use 'D' Variance approvals extended)**

*@ 148 - 85<sup>th</sup> Street / Block 86.02 / Lots 13.01 / Zones C-2*

**R Resolution No. 2024-12-02: 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*

**R Resolution No. 2024-12-03: 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*

**7. Meeting Minutes**

**m Minutes** of Monday, December 2<sup>nd</sup>, 2024 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*