

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, OCTOBER 7th, 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	_____ Patrick Curtin Alt I
_____ Kenneth Cloud	_____ William McGinn	_____ Robert Tull, Alt II

5. NEW BUSINESS

*** THE FOLLOWING TWO (2) APPLICATIONS ARE CONTINUED FROM THE SEPTEMBER ZONING BOARD MEETING:**

***A* * 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

***A* * 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 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

***A* Applicant: 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

Proposed: to install chair lift in the rear of the property for addition means of access to second floor unit

Requesting: variance relief for rear yard setback, distance between structures, non-conformities and other relief deemed necessary

***A* Applicant: ORBIT 24, LLC. (c/o Jeffrey Silsbee & Heather Nicastro) (Hardship/Bulk Variances)**

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

Proposed: to install an in-ground swimming pool in the rear yard of the North Unit

Requesting: variance relief for distance between main structure and accessory (pool) structure and any other variance relief deemed necessary

6. Resolutions

7. Meeting Minutes

m *Minutes* of Wednesday, September 4th, 2024 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *