

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 8th, 2023 @ 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 | _____ Jacqueline Elko | _____ William McGinn |
| _____ Patricia Urbaczewski, Vice Chair | _____ Louis Feola, Jr | _____ Kenneth Cloud Alt I |
| _____ Caryn Durling | _____ Lenny Iannelli | _____ Patrick Curtin, Alt II |

5. NEW BUSINESS

***A* Applicant: DRAGONE, Javier & Maureen (Hardship/Bulk, Flex 'C' & 'D' Variances)**

@ 216 -92nd Street / Block 93.03 / Lots 49 & 50.01 / Zone R2

Proposed: to construct a third-story addition to the existing two-story single-family dwelling

Requesting: variance relief for floor area ratio, making improvements to a substandard non-buildable lot, 4' wide green space within the side and rear yards; and variance relief on pre-existing nonconformities for front yard setback, rear yard setback, lot area, lot width, lot depth and building coverage.

***A* Applicant: WOLF, Peter & Clarie & Minella, Louis & Megan (etals) (Flex 'C' Variances)**

@ 8501 & 03 Pleasure Avenue / Block 86.01 / Lots 7.02, 8, 9, 10 / Zone R2

Proposed: to extend decks and enclose sections of decks for added living space including a roof over portions of 2nd level deck

Requesting: variance relief for building coverage and front yard setback, and existing non-conforming side yard setback will remain unchanged

A* Applicant: 9 - 42nd Street, LLC. (Hardship/Bulk/Flex 'C' & Use 'D' Variances) **(Continued to December 4th Meeting)*

@ 9 -42nd Street / Block 41.01 / Lots 7.01 / Zones C-4

Proposed: change of use from commercial to mixed use commercial & residential development with accompanying upgrades

Requesting: variance relief for proposed change of use

6. Resolutions

***R* Resolution No. 2023-10-01: PENDERGAST, Patrick & Marie (Hardship/Bulk/Flex 'C' Variances)**

@ 138 -87th Street, West / Block 88.02/ Lots 26, 27 & 28.01 / Zones R-2

7. Meeting Minutes

m Minutes of Monday, October 2nd, 2023 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY 'ZONING BOARD OF ADJUSTMENT'

Wednesday, November 8th, 2023 @ 7:00 PM

SUMMARY

A quorum was not present for this regularly scheduled meeting therefore no applications were received. Present were three (3) Zoning Board Members (Mr. McGinn, Mr. Feola & Ms. Elko) and Board Secretary (Mrs. Ferrilli).

In accordance with the Zoning Board Solicitor's instructions, since there would only be three (3) board members present, was to unofficially open and announce the continuance of all Applications on agenda to the next Zoning Board Meeting scheduled for Monday, December 4th, 2023, along with approving and adopting the October 2nd, 2023 Meeting Minutes.

Additional instruction was in regard to the Resolution on agenda for the Pendergast Application at 138-87th Street West Unit, which was presented and was granted approvals at the October 2nd, 2023 meeting, for the board members in attendance to review said resolution hence unanimously approved thereby memorializing Resolution No. 2023-10-01 to Patrick and Marie Pendergast for property identified as 138-87th Street West Unit, Block 88.02, Lots 26, 27 & 28.01, Zone R2.

There was a brief discussion amongst those present about how important these meetings are, because when applicants pay thousands of dollars to professionals to come before the board and then end up having to return and pay out even more, it is not only a problem and costly for the applicant but a major inconvenience for all those involved.

As Board Secretary, I pointed out that I am more than aware of the responsibility and valuable time given as a Board Member and understand that things happen, however it is not beneficial, nor does it reflect well on anyone when meetings need to be cancelled.

So, should there be anyone who has a conflict with attending meetings or participating as a Board Member in any way, it would be greatly appreciated if you could reach out so a compromise or solution can be reached, to avoid any unnecessary problems or meeting mishaps in the future.

Respectfully submitted,

Genell M. Ferrilli
Board Secretary
City of Sea Isle City Zoning Board