

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, DECEMBER 4th, 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) Continued from November

@ 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) Continued from November

@ 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 from November

@ 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

A Applicant: LANE, Joseph & Rita (Hardship/Bulk/Flex 'C' Variances)

@ 10 -55th Street / Block 55.01 / Lots 1507.02 & 1509.02 / Zone R2

Proposed: to construct an elevator addition in the rear yard

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

6. Resolutions N / A

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'
Minutes of Monday, December 4th, 2023 @ 7:00 PM Regular Meeting

***Meeting called to order:** by Chairperson Mr. Pasceri. All join for Pledge of Allegiance. Opening comments begin with the Open Public Meetings Act statement.

***Board Roll Call:**

Present: Mrs. Durling, Mr. Feola, Mr. Iannelli, Mr. McGinn, Mrs. Urbaczewski & Mr. Pasceri.

Absent: Ms. Elko, Mr. Cloud (Alt #1), & Mr. Curtain (Alt #2).

Board Professionals: Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor and Mr. Andrew Previti, P.E. of Collier's Engineering & Design, Board Engineer.

***Announcements:**

To anyone here for the Dragone Application at 216 -92nd Street or the 9-42nd Street, LLC. application, that both applications have requested for a continuance to the next regular scheduled zoning board meeting on Wednesday, January 3rd, 2024, with no further notice required for either one. Additionally, due to an already full agenda, the Campagna Application also requested a continuance to the next meeting with no further notice required.

Representative Matt Bateman for the 9-42nd Street, LLC Application was given the opportunity to speak on behalf of their proposed application where he briefly describes the property and proposed project explaining the process they have been through and the delays they have faced thus far and stresses the importance of having all board members present at the next meeting so this application can proceed.

~NEW BUSINESS:

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 & 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; existing non-conforming side yard setback will remain unchanged

Professionals: Dorothy McCrosson, Esq. on behalf of the applicants briefly explains how they are proposing to enclose a portion of the first-floor decking area between the units and extend existing out another two feet, enclose part of existing first floor rear deck and extend out two feet towards the rear property line, and to construct first and second floor deck with a pent roof above a portion of the deck only. Louis Scheidt, PE, PP begins testimony detailing exactly what will be enclosed, the additional living area it will provide, and reviews the variance relief for setbacks and building coverage and the proposed changes to the stairs and landing. He further reviews the project layout, drainage, parking, plantings and believes even though deminimus in nature how this project will be aesthetically pleasing, and what an improvement it will be to what is there and for the surrounding neighborhood.

Witness(es): n / a

Board Comment: concern is expressed over a sewer lateral running through the property's recharge and green space that should not be touched and will need to be addressed, gutters and downspouts and water run off as discussed along with a proposed storage area and flood compliance.

Public Comment: n / a

- Motion taken in the affirmative on existing non-conforming front yard setback and side yard setback, new front yard setback to 85th Street and max. building coverage; all as discussed and agreed, including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 10/23/2023; Motion made by Mr. McGinn, second by Mr. Iannelli; roll call of eligible votes - *aye* '5' in favor / *nay* '0' opposed and therefore Granted 6-0

A Applicant: **LANE, Joseph & Rita** (Hardship/Bulk/Flex 'C' Variances)

@ 10 -55th Street / Block 55.01 / Lots 1507.02 & 1509.02 / Zone R2

Proposed: to construct an elevator addition in the rear yard

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

Professionals: Daniel McCann, Esq. introduces Mr. & Mrs. Lane and Arthur Chew, PE to be sworn in and begins reviewing the proposed project of adding an elevator to an existing three-story, two-family Dwelling with parking underneath and a 20' wide easement that crosses the property in question providing access to the adjacent property to the South. Mr. McCann enters exhibits into record showing the location of the proposed elevator from several different angles and briefly notes all the options taken into consideration before coming up with what is being proposed to the board. Mr. Chew reviews how impervious coverage will increase but still comply, the narrow area to work with to accommodate an elevator yet have no negative impact on the adjacent properties, and not having much to work with due to the layout of the dwelling, where the elevator proposes access to each living level and will only be accessible through the garage. It was noted that consideration was given to possibly recessing the elevator into, instead of abutting it to, the structure which is further discussed with the Board Members as well.

Witness(es): Joseph and Rita Lane (Owners/Applicants) talk about how they moved here year-round and the now with health issues led to a real need for an elevator, and since they love Sea Isle and their home, they would much rather lose space in their kitchen and bedroom to add an elevator than move and go elsewhere.

Exhibits: A-1) photo of side yard of property front elevation towards beach; A-2) photo of garage where elevator access will be; and A-3) adjoining property owner from beach side

Board Comment: there is an inquiry into other options that were considered, comments about recessing the elevator shaft into the structure for more open space and further discussion into what can be done because items such as elevators should be incorporated into projects for proposed future use.

Public Comment: Nina Rosu, Patricia Ori, Joe McCann, Denise Hompe and George Harberson all spoke on behalf of Mr. & Mrs. Lane, are in favor of the application and support their project.

- Motion taken in the affirmative for existing non-conforming front yard setback, side yard setback and impervious lot coverage; all as discussed and agreed, including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 11/27/2023; Motion made by Mrs. Urbaczewski, second by Ms. Durling; roll call of eligible votes - aye '6' in favor / nay '0' opposed and therefore Granted 6-0

*Resolutions: n / a

*Meeting Minutes to Adopt:

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

- Motion to adopt the October 2nd, 2023, Zoning Board Meeting made by Mr. McGinn; of those eligible to vote - aye '3' all in favor / nay '0' opposed

*Comments:

Mrs. Urbaczewski points out again that both boards and the City should look into elevators when it comes to all future new construction because it is becoming a necessity and really should be incorporated into all new construction for immediate or possible future use which would help eliminate the need for applications like this one.

Additionally Mrs. Urbaczewski announces that after 35 plus years of service she is stepping down from the Zoning Board.

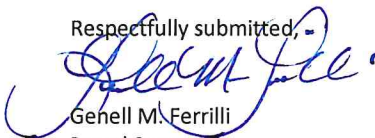
"Best Wishes and Many Thanks Pat!!!"

~With no further business

- Motion to adjourn by Ms. Elko, and all were in favor.

Meeting Adjourned

Respectfully submitted, -



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