

**CITY of SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**

**WEDNESDAY, SEPTEMBER 6<sup>th</sup>, 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: 9 - 42<sup>nd</sup> Street, LLC. (Hardship/Bulk/Flex 'C' & Use 'D' Variances)**  
@ 9 - 42<sup>nd</sup> 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: FERNS, Richard & Kristen (Hardship/Bulk/Flex 'C' Variances)**  
@ 6 - 79<sup>th</sup> Street / Block 79.01 / Lots 285.02 / Zones R-2  
*Proposed:* to add a second-floor deck above the existing first floor deck  
*Requesting:* variance relief for existing non-conformities and alterations of a pre-existing non-conforming lot & structure
- A Applicant: ANDALORO, Michael (Hardship/Bulk/Flex 'C' Variances)**  
@ 23 - 34<sup>th</sup> Street, South Unit / Block 33.02 / Lot 4 / Zone R-2  
*Proposed:* to remove and reconstruct second level exterior deck and enclose for added living space  
*Requesting:* variance relief related to front and rear yard setbacks and lot coverage
- A Applicant: CURRAN, Eugene & Mary Claire (Hardship/Bulk/Flex 'C' & 'D'5 Variances)**  
@ 5612 Sounds Avenue, North Unit / Block 58.05 / Lot 14.02, 15.01 / Zone R-2  
*Proposed:* to construct an addition to their unit for additional living space consisting of a bedroom and bathroom  
*Requesting:* variance relief related to density, minimum lot area, and minimum back yard setback

6. Resolutions

- R Resolution No. 2023-08-01: KUZY, John & Diane (Hardship/Bulk/Flex 'C' Variances)**  
@ 7701 Pleasure Avenue / Block 77.01 / Lots 443.02, 443.03 / Zone R2
- R Resolution No. 2023-08-03: WAGNER, Gregg & Annemarie (Hardship/Bulk/Flex 'C' Variances)**  
@ 28 - 30<sup>th</sup> Street, South / Block 30.02 / Lots 8.01 & 9.01 / Zone R-2

7. Meeting Minutes

*m* Minutes of Monday, August 7<sup>th</sup>, 2023 Regular Zoning Board Meeting

8. Adjourn

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular 'In-Person' Meeting**  
**Wednesday, September 6<sup>th</sup>, 2023 @ 7:00 PM**

**~Meeting called to order:** by Vice Chairperson Mrs. Urbaczewski. 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, Mr. Cloud (Alt #1) & Mrs. Urbaczewski

*Absent:* Ms. Elko, Mr. Curtain (Alt #2) & Mr. Pasceri

*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.

**~Announcement:**

**A** *Announcement* to anyone present for the 9 -42<sup>nd</sup> Street, LLC. Application, the applicant has requested for a continuance to the October 2<sup>nd</sup>, 2023 Meeting having waived any timing issues and with no further noticing required.

**~NEW BUSINESS:**

☞ **Applicant:** *FERNS, Richard & Kristen (Hardship/Bulk/Flex 'C' Variances)*

*@ 6 - 79<sup>th</sup> Street / Block 79.01 / Lot 285.02 / Zone R-2*

*Proposed:* to add a second-floor deck above the existing first floor deck

*Requesting:* variance relief for existing non-conformities and alterations of pre-existing non-conforming lot & structure

**Professionals:** Donald Wilkinson, Esq. reviews the proposed project to construct a second-floor deck onto a 40-year-old duplex structure on an undersized lot and non-conforming. Mr. & Mrs. Wagner and Barbara Miller, R.A. of JB Design Group, LLC., along with Board Engineer Mr. Previti are sworn in. Ms. Miller explains how the plan is to add an open air second-floor deck directly above the ground level deck using the same pilings that support the ground level deck to support the upper deck which will be smaller in size due to the additional 3' on the lower deck for steps adding that this project will not affect the footprint of the structure in any way. She continues with details about the height, dimensions of the deck, and the positive and negative criteria of the project.

**Witness(es):** Mr. & Mrs. Ferns (Owner/Application) provide a little history about their property of which they now own both units and how they plan on making it a single-family dwelling which would enable them to move here year-round. He further adds that they have spoken with all the surrounding neighbors who are in support of their project as well.

**Exhibits/Reports:** Board Engineer's copy of revised plan which had been submitted to him electronically but not to the Board members was used as an exhibit for further testimony to move forward.

**Board Comment:** clarification that the proposed deck is for both units; mention of incorporating the zoning schedule and signature block onto the plans; there are some questions about accessibility to deck area; it is noted that this project not exacerbating anything and would be very beneficial for the applicant.

**Public Comment:** n / a

- Motion taken in the affirmative based on building on a lot less than 3,500 S.F., front yard setback, & side yard setback, and existing non-conformities consisting of min. lot are, min lot width, min lot depth, aggregate side yard setback, max. impervious coverage, on-site parking and building coverage; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 6/27/2023; Motion made by Mr. McGinn, second by Mr. Cloud; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed and therefore Granted 6-0

☞ **Applicant:** *ANDALORO, Michael (Hardship/Bulk/Flex 'C' Variances)*

*@ 23 - 34<sup>th</sup> Street, South Unit/ Block 33.02/ Lot 4/ Zone R2*

*Proposed:* to remove and reconstruct a second level exterior deck and enclose for additional living space

*Requesting:* variance relief related to front and rear yard setbacks and lot coverage

**Professionals:** Donald Wilkinson, Esq. on behalf of the applicant offers introductions and Mr. Jeffrey Simmons, R.A. (Architect) and Applicant sworn in as he explains their proposed plan to rebuild their decks and enclose one for adding living space. Mr. Simmons provides testimony regarding the dimensions of the proposed deck and the square footage of adding living space proposed. They review the existing non-conformities and review how the second level exterior deck will be enclosed to create 2 bedrooms and closet space on the South Unit only.

**Witness(es):** Michael Andaloro and wife (Owner/Applicant) provides some history about the structure adding that it has only been used by family because they do not rent and briefly explains their reason for this project.

**Exhibits/Reports:** n / a

**Board Comment:** inquiry is made about clarification on the setback from Pleasure Ave., if consent from the attached unit was given, mention of variance 4 being eliminated, briefly review discrepancy in the square footage, review the 293.5 square feet that's not as noted, mention of this project seeming deminimus in nature, and a request to add the required signature block to the plans.

Public Comment: n / a

- Motion taken in the affirmative based on the variance relief for the front yard setback existing, rear yard and side yard setback accessory structure, number of driveways and driveway width which are all existing non-conformities , as well as front yard setback Proposed and noting variance 4 eliminated; all as discussed including any & all comments, changes and conditions as outlined in Mr. Previti's engineer memorandum dated 5/24/2023 and updated 8/30/2023; Motion made by Mr. Cloud second by Mr. Feola; roll call of eligible votes - aye '5' in favor / nay '0' opposed / one '1' abstained and therefore Granted 5-0

📁 Applicant: *CURRAN, Eugene & Mary Claire (Hardship/Bulk/Flex 'C' & 'D'S Variances)*

@ 5612 Sounds Avenue, North Unit/ Block 58.05/ Lot 14.02, 15.01/ Zone R2

Proposed: to construct an addition to their unit for additional living space to consist of one bedroom and bathroom

Requesting: variance relief related to density, minimum lot area, and minimum back yard setback.

Professionals: Daniel McCann, Esq. on behalf of the applicants introduces Mr. Jeffrey Schaeffer, P.E. (Professional Engineer & Planner) to testify on Mr. LaRosa's application plans, provides credentials and is recognized by the board to provide testimony. Mr. McCann reviews the proposed project to take an existing 3 bedroom, 2-1/2 Bathroom dwelling and add to it to create a 4 Bedroom, 3-bathroom dwelling. Mr. Schaeffer is called for additional detailed testimony regarding the D-variance of increase in density for adding living space as he reviews the proposed layout, setbacks, designed with no change to impervious coverage, confirming the ground level has no livable space and agreeing to provide confirmation on FAR and the required 4 parking spaces per unit will be met.

Witness(es): Mrs. Curran (Owner/Applicant) offers some family history, how long their families have owned in Sea Isle City, never renting and how they ended up at 5612 Sounds Avenue, he offers response to the parking which is based on four spaces per unit.

Exhibits/Reports: A-1: Google Maps arial overhead shot of property.

Board Comment: further testimony was asked for regarding FAR and the number of parking spaces needed will also need to be incorporated onto final signature plans as they briefly review this signature plan process,

Public Comment: Roy Milburn just North of the Currans and in favor of the project because it would be an aesthetic improvement and beneficial for the family, Patricia Milburn also to speak in support of the project, Charles Lala south of Currans to speak in full support of the project, Karen Lala also to speak in favor of the project, Vince Iacona and Dottie Iacona express their support of the project and what an improvement it will be to the neighborhood, Jane Moulton just wanted to express what nice people the Currans are and Mr. Moulton to speak in favor as well.

- Motion taken in the affirmative based for Density 'D' Variance relief; including any & all comments and conditions as outlined in Mr. Previti's engineer memorandum dated 8/23/2023; Motion made by Mr. McGinn second by Mrs. Durling; roll call of eligible votes - aye '6' in favor / nay '0' opposed and therefore Granted 6-0
- Motion taken in the affirmative based on 'C' Variance relief for existing non-conformities of min. lot area & min. rear yard setback, and relief for building coverage and use limitations (already voted on); including any & all comments and conditions as outlined in Mr. Previti's engineer memorandum dated 8/23/2023; Motion made by Mr. McGinn second by Mr. Cloud; roll call of eligible votes - aye '6' in favor / nay '0' opposed and therefore Granted 6-0

~Resolutions:

📄 Resolution No. 2023-08-01: John & Diane KUZY @ 7701 Pleasure Ave/B: 77.01/L: 443.02 & 443.03/Z:R2

- Motion memorializing Resolution #2023-08-01 made by Mr. McGinn, second by Mr. Iannelli; roll call of those eligible to vote - aye '5' in favor / nay '0' opposed

📄 Resolution No. 2023-08-03: Gregg & Annemarie WAGNER @ 28 -30<sup>th</sup> St. South/B:30.02/L:8.01 & 9.01/Z:R2

- Motion memorializing Resolution #2023-06-03 made by Mr. Feola, second by Mr. Iannelli; roll call of those eligible to vote - aye '5' in favor / nay '0' opposed

~Meeting Minutes to Adopt:

📄 Minutes of Monday, August 7<sup>th</sup>, 2023 Regular Zoning Board Meeting

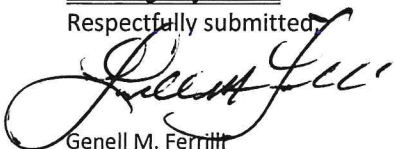
- Motion to adopt the August 7<sup>th</sup>, 2023, Zoning Board Meeting made by Mrs. Durling, second by Mr. Cloud; roll call of those eligible to vote - aye '4' in favor / nay '0' opposed

~With no further business

- Motion to adjourn by Mr. McGinn, and all were in favor

Meeting Adjourned

Respectfully submitted



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board