

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, NOVEMBER 4th, 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 _____ Robert Tull Alt I
 _____ Kenneth Cloud _____ William McGinn _____ Alt II

5. NEW BUSINESS

A Applicant: HAUSS, Maryann & Harris, Robert **EXTENSION of PREVIOUSLY GRANTED APPROVALS**

(Hardship/Bulk, Flex 'C' & Use 'D' Variances) @ 148 - 85th Street / Block 86.02 / Lots 13.01 / Zones C-2

Proposed: to demolish existing structure and construct a new single-family dwelling

Requesting: variance relief for pre-existing non-conformities on residential use, front & total side yard setbacks, lot area, lot width.

Also, for parking and street trees and for any other relief deemed necessary

*** THIS APPLICATION IS CONTINUED FROM THE OCTOBER 7th ZONING BOARD MEETING**

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 a 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: SCULL, Thomas (Hardship/Bulk, Flex 'C' Variances)

@ 207 - 86th Street / Block 86.03 / Lots 15.01 / Zones R-2

Proposed: for a 227 sq. ft. addition to the rear of existing 2 story dwelling within existing structure footprint

Requesting: variance relief for improvements to a non-buildable sub-standard lot

A Applicant: MASSI, Richard & Michelle (Hardship/Bulk, Flex 'C' Variances)

@ 121 – 91st 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

**** THE APPLICATION BELOW HAS REQUESTED AN ADJOURNMENT TO THE DECEMBER 2ND, 2024 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

6. Resolutions

R Resolution No. 2024-10-01: 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

R Resolution No. 2024-10-02: ORBIT 24, LLC. (c/o Jeffrey Silsbee & Heather Nicaastro) (Hardship/Bulk Variances)

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

7. Meeting Minutes

m Minutes of Monday, October 7th, 2024 Regular Zoning Board Meeting

8. Adjourn

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
Minutes of Monday, November 4th, 2024 @ 7:00 PM Meeting

~Meeting called to order: by Acting Chairperson Mr. Pasceri. All join for Pledge of Allegiance and the meeting begins with the Open Public Meetings Act statement.

~Board Roll Call:

Present: Mr. Cloud, Mrs. Durling, Ms. Elko, Mr. McGinn, Mr. Tull (Alt #2), Mr. Feola (V.C.) & Mr. Pasceri

Absent: n / a

Board Professionals: Mr. Jon Batastini, Esq., of Garrett & Batastini, Interim Board Solicitor and Mr. Andrew Previti, P.E. of Collier's Engineering & Design, Board Engineer.

****ANNOUNCEMENTS:**

An announcement is made for several applications that requested a continuation to the December 2, 2024 Zoning Board Meeting and these applications include Hauss @ 148-85th Street, What's the Catch, LLC. @ 4001 Landis Avenue & 28-40th Street, 329 -43rd Place, LLC. @ 329-43rd Place and Massi @ 121-91st Street, waiving timing issues and with no further notice required.

~NEW BUSINESS:

Applicant: SCULL, Thomas J. (Flex 'C' Variance)

@ 207 – 86th Street / Block 86.03 / Lot 15.01 / Zone R-2

Proposed: for a 227 sq. ft. addition to the rear of the existing two (2) story dwelling within the existing structure footprint

Requesting: variance relief for improvements on a non-buildable sub-standard lot

Professionals: Donald Wilkinson, Esq. on behalf of the applicant briefly explains how this project is proposing an addition to what is an existing single-family dwelling that has been around since the 1950's and sits on an undersized lot which is considered an existing non-conformity and one of their reasons for coming before the Board. The Applicant Mr. Scull and his professionals Mr. James McAfee, R.A. and Mr. John Halbruner, P.E., along with Mr. Andrew Previti, P.E., our Board Engineer, are sworn in as Mr. Wilkinson explains how this property is a 2,000 sq. ft. 20' x 100' lot and even though the proposed addition will be within the current building footprint that will add a new bathroom within the second floor bedroom and create an additional new bedroom with the remaining space. Mr. McAfee provides detailed testimony regarding the simple layout and design of the proposed addition that is only to gain a little more living space, as well as how much safer it will be not having to use steps since there will be a bathroom on each floor now. There is testimony from Mr. Halbruner regarding the positive and negative criteria with specific attention to several items in the Engineer's report that his site plan addressed.

Witnesses: Mr. Thomas Scull (Applicant/Owner) offers some history about this house that they believe was built in the 1950's, which they bought in 1998. He testifies to their dwelling only being used by family, especially during the summer season, and wanted to add on and create some additional and safe living space, all with the main goal of retiring here in Sea Isle.

Exhibits/Reports: n / a

Board Comment: They reviewed the variances outlined and comment on how well prepared the application and presentation were.

Public Comment: A. Bogucki – directly next door and expresses his support of the project and glad they chose to maintain the T.I. charm, J. Vogel to speak in favor of the application and keeping the existing structure instead of knocking down and rebuilding, M. Hancock & his wife speak in favor of the application.

- Motion taken in the affirmative for variance relief to build on a non-buildable lot and the number of parking spaces and all existing non-conformities including min. lot area & width, all front yard setbacks, and all side & aggregate side yard setbacks all as outlined in the Engineer's Variance Chart; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 10/22/2024; Motion made by Mr. McGinn, second by Mr. Tull; roll call of eligible votes - aye '5' in favor / nay '0' opposed and therefore GRANTED 5-0

~Resolutions:

Resolution No. 2024-10-01: 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

- Motion memorializing Resolution #2024-10-01 made by Mr. McGinn, second by Mrs. Durling; roll call of those eligible to vote - aye '5' in favor / nay '0' opposed

➤ **Resolution No. 2024-10-02: ORBIT 24, LLC. (c/o Jeffrey Silsbee & Heather Nicastro)** (Hardship/Bulk Variances)

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

- Motion memorializing Resolution #2024-10-02 made by Mr. Cloud, second by Mr. Tull; roll call of those eligible to vote - aye '5' in favor /nay '0' opposed

~Meeting Minutes to Adopt:

Minutes of Monday, October 7th, 2024 Regular Scheduled Zoning Board Meeting

- Motion to adopt October 7th, 2024 Zoning Board meeting minutes made by Mr. McGinn, second by Mrs. Durling; roll call of those eligible to vote - aye '5' in favor /nay '0' opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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