

**CITY of SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**MONDAY, MARCH 4<sup>th</sup>, 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	_____ William McGinn
_____ Louis Feola, Jr., Vice Chair	_____ Jacqueline Elko	_____ Patrick Curtin Alt I
_____ Kenneth Cloud	_____ Lenny Iannelli	_____ Robert Tull, Alt II

**5. NEW BUSINESS**

**A Applicant: 4420 PARK AVE, LLC. c/o R. Scarpato (Hardship/Bulk, Flex 'C' & 'D' Variances) (continuance from February Mtg)**

@ 4422 Park Road / Block 44.05 / Lots 1 & 2.01 / Zone R-2a

*Proposed:* to replace existing duplex residence with a new duplex residence

*Requesting:* variance relief for to build on an undersized lot and any other relief deemed necessary

**A Applicant: CATERINA, James (Hardship/Bulk/Flex 'C' Variances) (continuance from February Mtg)**

@ 134 – 87<sup>th</sup> Street, West / Block 88.02 / Lots 28.02, 29, 30 & 31.01 / Zone R2

*Proposed:* to construct rear yard addition to second and third floor of unit

*Requesting:* variance relief for lot coverage and any other relief deemed necessary

**A Applicant: AHERN, Daniel & Jacqueline (Hardship/Bulk/Flex 'C' Variances) **NOW CONTINUED TO APRIL****

@ 7104 Landis Avenue, North / Block 71.03 / Lots 966 / Zone R2

*Proposed:* to construct an in-ground swimming pool in the rear yard

*Requesting:* variance relief for distance to main structure, patio surround setbacks and any other relief deemed necessary

**6. Resolutions**

**R Resolution No. 2024-02-02: REGFOUR ENTERPRISES, LLC. (c/o E. Fournaris (Hardship/Bulk Variances**

@ 26 – 48<sup>th</sup> Street / Block 48.02 / Lots 9.02 & 10.03 / Zone R-2

**7. Meeting Minutes**

**m Minutes of Monday, February 5<sup>th</sup>, 2024 Regular Zoning Board Meeting**

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular Meeting**  
**Monday, March 4<sup>th</sup>, 2024 @ 7:00 PM**

**~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:* Mr. Cloud, Mrs. Durling, Ms. Elko, Mr. Iannelli, Mr. McGinn, Mr. Tull (Alt #2), Mr. Feola & Mr. Pasceri.

*Absent:* Mr. Curtain (Alt #1).

*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:**

*Announcement* to anyone present for the Ahern Application @ 7104 Landis Avenue North that the Applicant has requested for a continuance to the April Meeting waiving any timing issues and with no further notice required.

**~NEW BUSINESS:**

➤ **Applicant:** 4420 PARK AVE, LLC. c/o R. Scarpato (*Hardship/Bulk, Flex 'C' & 'D' Variances*)

@ 4422 Park Road / Block 44.05 / Lot(s) 1 & 2.01 / Zone R2a

*Proposed:* to replace existing duplex structure with a new duplex residential structure

*Requesting:* variance relief for building on an undersized lot and any other relief deemed necessary

**Professionals:** Donald Wilkinson, Esq. on behalf of applicant offers introductions so Mr. Andrew Bechtold RA (Architect), Brian O'Neill (Applicant) and Mr. Andrew Previti (Board Engineer) being sworn in, Mr. Wilkinson continues with a description of the property with a specific note to the existing structure being a duplex which they are seeking relief for in order to replace it with a more compliant structure, and offers documentation into exhibit verifying the current structure as a top & bottom duplex in poor condition that was bought around 1955. He continues testimony regarding the existing curb cuts to nowhere with no parking and how the proposed project will now provide 4 off street parking spaces per unit, the landscaping which they feel usually dies from salt water, the preference to eliminate a height variance, as Mr. Bechtold notes prior discussions with the Construction Official about the grade and the front & side yard setbacks adding how what is proposed is consistent with numerous similar projects they have already done without problem. Following public comment, they provide some clarification on the depressed concrete, parking, drainage, and explain the recharge system in more detail and how this will further help with water runoff as well.

**Witnesses:** Mr. Brian O'Neil (Applicant) available for any questions if necessary.

**Exhibits/Reports:** A1 – documentation regarding proof of current duplex structure with a two-bedroom unit on the lower level and three bedrooms on the upper level.

**Board Comment:** there is some discussion regarding the curb line and elevated grade leading to the garage/parking area, the fencing, water & sewer, height of the structure which was eliminated, access to each unit is discussed since there is no exterior entrance to access the upper unit because it is inside the structure, and how the project was designed within parameters that should make it suitable for the lot and surrounding neighborhood.

**Public Comment:** Raymond Bonnett expresses concern over the parking and the runoff and flooding.

- Motion taken in the affirmative for Use Limitation under D-5 Density relief and associated lot area, width and frontage setback relief, and landscape for onsite trees which was eliminated; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 1/30/2024; Motion made by Mr. McGinn, second by Mr. Cloud; roll call of eligible votes - *aye* '5' in favor / *nay* '2' opposed and therefore Granted 5-2.

➤ **Applicant:** CATERINA, James (*Hardship/Bulk, Flex 'C' Variances*)

@ 134 - 87<sup>th</sup> Street, West / Block 88.02 / Lot(s) 28.02, 29, 30 & 31.01 / Zone R-2

*Proposed:* to construct a rear yard addition to second and third floor of the West Unit

*Requesting:* variance relief for lot coverage and any other relief deemed necessary.

**Professionals:** Donald Wilkinson, Esq. on behalf of applicant provides a bit of history and summary proposing an addition consisting of enclosing the rear decks of their West unit, to which they try locating a picture that was taken to show the Board Members what is being referenced. Mr. Wilkinson has Mr. James McAfee RA (Architect) sworn in and continues with detailed testimony on the layout and dimensions of the additional space that will be gained by doing this. He continues explaining the effort put into creating the additional living space needed with as little impact as possible on this property or the surrounding properties. He further testifies that the ground level will remain open, the two upper-level decks will be removed and replaced with enclosed living space that will only expand what currently exists.

Witnesses: Mr. James Caterina (Owner/Applicant) testifies to purchasing in 1999 and having a bathroom so small that one can stand in the middle and touch all four walls, so as they age in what is their primary residence they found that a little more space and bigger bathroom would be so beneficial for them.

Exhibits/Reports: A-1 photograph on applicant's cell phone showing the rear of the structure.

Board Comment: just a few minor clarifications are noted like gutters, downspouts, and stormwater runoff proposed.

Public Comment: n / a

- Motion taken in the affirmative to approve existing aggregate side yard setback and impervious coverage non-conformities and variance relief for 2% increase in building coverage; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 1/30/2024; Motion made by Mr. Cloud, second by Mrs. Durling; roll call of eligible votes - aye '7' in favor / nay '0' opposed and therefore Granted 7-0.

**~Resolutions:**

**R** **Resolution No. 2024-02-02: REGFOUR ENTERPRISES, LLC.** c/o E. Fournaris @ 26- 48th St /Block 48.02 / Lots 9.02 & 10.03 / Zone R2

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

**~Meeting Minutes to Adopt:**

**M** **Minutes of Wednesday, January 3<sup>rd</sup>, 2024 Regular Scheduled Zoning Board Meeting**

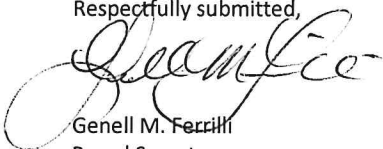
- Motion to adopt the January 3<sup>rd</sup>, 2024 Zoning Board Meeting made by Mr. McGinn, second by Mr. Iannelli; roll call of those eligible to vote - aye '5' in favor /nay '0' opposed

**~With no further business**

- Motion to adjourn by Mr. Feola, second by Mr. Tull and all were in favor.

**Meeting Adjourned**

Respectfully submitted,



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