

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, MAY 6th, 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: GLEMSER, John** (*Flex 'C' Variances*) *(continuance from April Mtg)*
@ 21 – 30th Street North & South / Block 29.02 / Lots 3.02 & 4.02 / Zone R2

Proposed: to elevate and renovate structure, and expand decks

Requesting: variance relief for maximum building height

A **Applicant: UNCLE OOGIES HOUSING, LLC.** (*Use Variance*)

@ 104 & 106 – 50th Street / Block 50.03 / Lots 22.02, 23.01 & 23.02 / Zone C2

Proposed: to remove existing duplex and replace with a new duplex residence

Requesting: variance relief for continued residential use in a C-2 commercial zone which is not permitted

6. Resolutions

R **Resolution No. 2024-04-01: AHERN, Daniel & Jacqueline** (*Hardship/Bulk/Flex 'C' Variances*)
@ 7104 Landis Avenue, North / Block 71.03 / Lots 966 / Zone R2

7. Meeting Minutes

m *Minutes* of Monday, April 1st, 2024 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting
Monday, May 6th, 2024 @ 7:00 PM

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

~Board Roll Call:

Present: Mr. Cloud, Ms. Elko, Mr. Iannelli, Mr. Tull (Alt #2), Mr. Feola.

Absent: Mrs. Durling, Mr. McGinn, Mr. Curtain (Alt #1) & 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:

Announcement made by Mr. Gillin-Schwartz to anyone present for Uncle Oogies Housing, LLC. Application @ 104 & 106 – 50th Street that the Applicant requested for a continuance to the June 3rd, 2024 Meeting, waiving any timing issues and with no further notice required.

~NEW BUSINESS:

Applicant: GLEMSER, John (Flex 'C' Variances)

@ 21 – 30th Street, North & South / Block 29.02 / Lot(s) 3.02 & 4.02/ Zone R2

Proposed: to elevate and renovate structure and expand decks

Requesting: variance relief for max. building height

Professionals: Mr. Andrew Catanese, Esq., on behalf of the applicant, offers a summary of what is being proposed to elevate and renovate the existing structure and replace the foundation to improve structural support. Mr. John Halbruner, P.E., Mr. James McAfee, R.A. and Mr. Andrew Previti (Board Engineer) are sworn in. Mr. Catanese continues explaining their plan to replace the foundation, raise the structure for additional clearance within the garage area, and expand several existing decks. Mr. McAfee reviews the foundation issues caused by the structure settling and the plan for raising the structure and the plan to replace the beach side decks in the same location at the same size. Mr. Halbruner testifies that this site is located at the end of the promenade and larger in lot size, which is significant to his testimony, because this project does not propose any changes that would exacerbate what currently exists, as he continues with the proposed landscaping improvements and setbacks. He compares it to the surrounding neighborhood, reviews the positive and negative criteria, and how the proposed is believed to be de minimis in nature, as he continues with testimony detailing the steps, decks, impervious and pervious lot coverage, and gaining a safer and flood compliant structure.

Witnesses: Mr. Glemser (Applicant/Owner) present

Exhibits/Reports: A1 thru A4 – group of photographs that shows the piling conditions which caused the foundation issues.

Board Comment: there was some discussion about how they proposed to jack up the structure, , it is noted that this is only 4% change proposed which is technically like nothing, the garage doors that were noted to be for convenience only and not vehicular use, an easement that takes care of the green space requirement, and review specific items and conditions that are to be included in the resolution. The Applicant and their Professionals are complimented on how well the application was planned and presented.

Public Comment: N / A

- Motion taken in the affirmative on existing non-conforming variances for min. side yard setback and min. side yard setback to North side deck, in addition to variance relief for aggregate side yard setback and max. building height; all as discussed including comments and conditions as outlined in Mr. Previti's engineer memorandum dated 3/25/2024; Motion made by Ms. Elko, second by Mr. Cloud; roll call of eligible votes - aye '5' in favor / nay '0' opposed and therefore Granted 5-0.

~Resolutions:

Resolution No. 2024-04-01: AHERN, Daniel & Jacqueline @ 7104 Landis Ave N/B-71.03/L-966/Z-R2

- Motion memorializing Resolution #2024-04-01 made by Mr. Iannelli, second by Mr. Tull; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

~Meeting Minutes to Adopt:

III Minutes of Monday, April 1st, 2024 Regular Scheduled Zoning Board Meeting


- Motion to adopt the April 1st, 2024 Zoning Board Meeting made by Mr. Tull, 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 Ms. Elko, second by Mr. Feola, and all were in favor.

Meeting Adjourned

Respectfully submitted,



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