

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 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	_____ 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: 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

***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 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

AT THIS TIME THE FOLLOWING APPLICATION HAS REQUESTED FOR AN ADJOURNMENT TO THE OCTOBER 7TH, 2024 MEETING:

***A* Applicant: McCONNELL, Stephen J. & Heather G. (Appeal of Notice of Zoning Violation)**

@ 220 44th Street, West Unit / Block 44.04 / Lot 21 / Zone R-2

Proposed: appeal from decision of Zoning Official

Requesting: variance relief for structure built without applicable permits in rear yard that encroaches into the setbacks and was found not to be temporary by Official

6. Resolutions

***R* Resolution No. 2024-08-01: SLM SHORE TRUST c/o Pasquale & Susan Mascaro (Hardship / Bulk Variances)**

@ 7105 Pleasure Avenue N & S / Block 71.01 / Lot 2 / Zone R-2

7. Meeting Minutes

m Minutes of Monday, August 5th, 2024 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *

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

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

~Board Roll Call:

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

Absent: Mr. Iannelli, Mr. Curtain (Alt #1), Mr. Feola (V.C.) & Mr. Pasceri

Board Professionals: n / a

****ANNOUNCEMENTS:**

329 -43rd Place, LLC. @ 329-43rd Place and What's the Catch, LLC. @ 4001 Landis Avenue & 28-40th Street have both requested for a continuance to the October 7th, 2024 Zoning Board Meeting, waiving all timing issues and with no further notice required. The McConnell Application of Appeal is currently on hold while under review.

~NEW BUSINESS: n / a

~Resolutions:

R Resolution No. 2024-08-01: SLM SHORE TRUST c/o Pasquale & Susan Mascaro @ 7105 Pleasure Ave N & S/ B:71.01/ L:2/ Z: R-2

- Motion memorializing Resolution #2024-08-01 made by Mr. Tull, second by Mr. Cloud; roll call of those eligible to vote - aye '3' in favor /nay '0' opposed

~Meeting Minutes to Adopt:

M Minutes of Monday, August 5th, 2024 Regular Scheduled Zoning Board Meeting

- Motion to adopt August 5th, 2024 Zoning Board meeting minutes made by Mr. Cloud, second by Mr. Tull; roll call of those eligible to vote - aye '3' 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