

**MARCH 28, 2018**  
**CITY OF OCEAN CITY**  
**ZONING BOARD**  
**REGULAR MEETING MINUTES**

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The Meeting was called to order at 7:00 by Jaime Cornell Fine; announced meeting had been advertised pursuant to P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; asked everyone to rise for the flag salute.

**Zoning Board Roll Call:**

**Present:** Mr. Frost, Mr. Idell, Mr. Patrizzi, Mr. Price, and Mr. Waddell

**Absent:** Mr. Buck, Mr. Geary, Mr. Quinn, and Mr. Rotondi

Mark Stein was the Solicitor for the Board, David Battistini was the Planner/Engineer for the Board and Jaime M. Cornell-Fine was Secretary for the Board.

**Secretary report(s):**

**Adopt 2/21/18 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA17-027 Robbins; ZBA17-032 Vigilante; ZBA17-031 Anderson - those eligible to vote adopted unanimously.

**Meeting was turned over to the Chairperson.**

**New Business:**

**1. ZBA18-001 North Peak Holdings LLC, 4847-49 Asbury Ave, Block 4802, Lot 3, R2-40 Zone**

Existing: Duplex

**Proposed: New duplex requiring lot area and width variances**

**Attorney:** Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of the site and proposed new structure.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 5-0, with conditions, Mr. Frost made the motion, Mr. Idell seconded.**

2. **ZBA18-002 Steven & Doreen Merkt, 4445-47 Central Ave, Block 4401, Lot 1, R-O-2-40 Zone**  
Existing: Duplex  
**Proposed: New single requiring total habitable floors**

**Attorney:** Daniel Young, 701 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief.

**Professional(s):** Jerry Blackman, AIA, PP, NCARB, of OSK Design Partners, 17 W. Knight Ave., Collingswood, provided details of the proposed new structure and need for variance relief.

**Witness(es):** Allison, Rufe Bukard, of OSK Design Partners, provided information about rear yard setback to deck.

**Exhibit(s):** None.

**Public comment:** Pat Macanally, 405 45<sup>th</sup> St, question(s) and in favor of application; James Chadwick, 1348 Asbury Ave, had comment; Robert Burt, 4443 Central Ave, in favor of application.

**Granted 4-1, with conditions, Mr. Frost made the motion, Mr. Patrizzi seconded, Mr. Waddell voted in the negative; needs revisions; cost estimate; confirmation of rear yard setback to deck to conform per Zoning Officer or additional revision required.**

3. **ZBA18-003 Joseph & Linda Conway, 7 Walton Pl, Block 1009.01, Lot 17, R-L-1-25 Zone**  
Existing: Single  
**Proposed: Alteration requiring front, side, aggregate side and rear yard setbacks, gutter and downspouts variances and waivers**

**Attorney:** None.

**Applicant:** Joseph Conway, applicant, provided brief introduction to application.

**Professional(s):** James Chadwick, PE, RA, 1348 Asbury Ave, Ocean City, provided details of the site, proposed alteration and need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 5-0, with conditions, Mr. Frost made the motion, Mr. Patrizzi seconded; needs revisions; no shade tree contribution.**

**Old Business:** None.

**Adjournment:** 8:30 pm

Adopted: 4/25/18

  
JAIME M. CORNELL-FINE  
Certified Land Use Administrator