

APRIL 25, 2018
CITY OF OCEAN CITY
ZONING BOARD
REGULAR MEETING MINUTES

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. Buck, Mr. Frost, Mr. Geary, Mr. Idell, Mr. Price, Mr. Rotondi, and Mr. Waddell

Absent: Mr. Quinn, and Mr. Patrizzi

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 3/28/18 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-001 North Peak; ZBA18-002 Merkt; ZBA18-003 Conway - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA18-004 Frank & Marion Caporusso, 5316 Bay Ave, Block 5307, Lot 15, OCHN Zone

Existing: Duplex

Proposed: Alteration requiring D2 expansion and front yard setback variances

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

Professional(s): George "Terry" Wray Thomas, PE, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of the site and proposed alteration.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded.

2. ZBA18-007 William Boggs, 910 4th St, Block 400, Lot 4, C2-40/4000 Zone

Existing: Triplex

Proposed: New duplex requiring lot width and dormer setback variances

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

Professional(s): George "Terry" Wray Thomas, PE, 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 6-1, with conditions, Mr. Frost made the motion, Mr. Rotondi seconded, Mr. Buck voted in the negative; needs revisions.

3. **ZBA18-010 Rosenblatt Family LP, 801—03 Park Pl, Block 302, Lot 51, C2-40/4000 Zone**
Existing: Duplex
Proposed: New duplex requiring rear yard setback variance

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

Professional(s): George “Terry” Wray Thomas, PE, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of the site and need for variance relief.

Witness(es): Steven Howard, Pinnacle Construction, contractor, provided information on the construction of the structure and error in plot plan when house was “set.”

Exhibit(s): A1- Google Earth aerial; A2- excerpt Vol. II, page 200-63 bulk chart; A3- proposed plot plan 2/28/17; A4- revised plot plan 3/6/17; A5- picture of rear.

Public comment: Michael DeVlieger, 608 3rd St, opposed to application; John Geddes, 805 Park Pl, comments; Joseph Simpson, 805 Park Pl 3rd flr, parking concerns; John Preston, 306 Atlantic Ave, parking concerns; Fran Monaghan, 309 Atlantic Ave, opposed to application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Frost seconded; needs revisions; deed restriction; ZBEC prior to release of signed plans.

4. **ZBA18-009 2437-2439 Wesley Ave LLC, 2437-39 Wesley Ave, Blocks 2400, 611.06, Lots 7.01, 15, R-O-1-50 Zone**
Existing: Duplex
Proposed: New duplex requiring D1 use, lot width, and arithmetic mean rear yard setback variances

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

Professional(s): Paul Osk, PP, RA, of OSK Design Partners, 17 W. Knight Ave., Collingswood, provided details of the proposed new structure and need for variance relief.

Witness(es): Eustace Mita, applicant, provided information about existing structure vs. new structure and need for variance relief.

Exhibit(s): A1- picture existing structure; A2- rendering; A3- special reasons list; A4- highlighted pool equipment.


Public comment: Paula Dellapenna, 2435 Wesley Ave, had questions; Bill Gleason, 2720 Wesley Ave, in favor of application; Jim Hess, 2829-31 Wesley Ave, in favor of application; Bill Vinal, 2726 Wesley Ave, in favor of application.

Granted 7-0, with conditions, Mr. Frost made the motion, Mr. Rotondi seconded; needs revisions; cost estimate; deed restriction.

Old Business: None.

Adjournment: 10:00 pm

Adopted: 5/16/18


JAIME M. CORNELL-FINE
Certified Land Use Administrator