

**MAY 16, 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. Idell, Mr. Patrizzi, Mr. Price, Mr. Quinn, Mr. Rotondi, and Mr. Waddell

**Absent:** Mr. Frost and Mr. Geary

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 4/25/18 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA18-004 Caporusso, ZBA18-007 Boggs, ZBA18-010 Rosenblatt, ZBA18-009 2437-2439 Wesley Ave LLC- those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZBA18-011 Ocean City Premier Bldrs/Dev LLC, 816 Parkridge Rd, Block 810, Lot 10, RPN Zone**  
Existing: Single  
**Proposed: New duplex requiring lot width variance**

**Attorney:** Avery Teitler, 618 West 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 development.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Patrizzi seconded; needs revisions; cost estimate.**

2. **ZBA18-006 James & Cynthia Simone, 829 Stenton Pl, Block 4, Lot 34, SPN 30 Zone**

Existing: Single

**Proposed:** Alteration requiring rear, side and aggregate side yard setbacks, building coverage, off street parking and parking setback variances

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

**Professional(s):** Robert Bachich, RA, of Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of the current site, surrounding area and proposed alteration.

**Witness(es):** None.

**Exhibit(s):** A1 – A6- pictures of existing site and surrounding neighborhood; A7- rendering and aerial.

**Public comment:** William Briggs, 838 Stenton Pl, in favor of application; Margaret Kendricks, 822 Stenton Pl, in favor of application; Helen Foor, 826 Stenton Pl, in favor of application; Mark Rowley, 838 North St, had question(s); Patricia Horne, 836 North St, had question(s); Scott Clayton, 835 Stenton Pl, in favor of application.

**Granted 6-1, with conditions, Mr. Quinn made the motion, Mr. Buck seconded, Mr. Waddell voted in the negative; needs revisions demo plan; ZBEC; cost estimate.**

3. **ZBA18-005 Christopher Reichow, 137 Ocean Rd, Block 70.33, Lot 17, G30/3000 Zone**

Existing: Single

**Proposed:** Alteration requiring side yard and rear yard setback variances

**Attorney:** None.

**Applicant:** Christopher Reichow, applicant, provided brief details of the current site and the request for variance relief.

**Professional(s):** Jack Snyder, RA, 511 E 8<sup>th</sup> St, Ocean City, provided details of the site and need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 5-2, with conditions, Mr. Quinn made the motion, Mr. Patrizzi seconded, Mr. Buck and Mr. Rotondi voted in the negative; needs revisions; impervious to conform**

4. **ZBA18-008 James & Andrea Rozsits, 204 25<sup>th</sup> St, Block 2504, Lot 11, R-1-40 Zone**

Existing: Single

**Proposed:** Alteration requiring front yard setback variance

**Attorney:** None.

**Applicant:** James Rozsits, applicant, provided brief details of the current site and the request for variance relief.

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

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; needs revisions; impervious to conform.**

5. ZBA18-012 Christopher Worrell, 301 Bay Ave, Block 311, Lot 14.01, NEN Zone

Existing: Single

**Proposed: Alteration requiring variance(s)/waiver(s) to install landscaping stones**

**Attorney:** None.

**Applicant:** Christopher Worrell, applicant, provided testimony of site and need for variance relief.

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** None.


**Public comment:** None.

**Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded, Mr. Patrizzi voted in the negative; needs revisions; cost estimate.**

**Old Business:** None.

**Adjournment:** 9:30 pm

Adopted: 6/20/18

  
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JAIIME M. CORNELL-FINE  
Certified Land Use Administrator

