

SEPTEMBER 26, 2018
CITY OF OCEAN CITY
ZONING BOARD
REGULAR MEETING MINUTES

The Meeting was called to order at 7:00 by Jaime Felker; 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. Idell, Mr. Patrizzi, Mr. Price, Mr. Quinn (left at 8:39 pm), Mr. Rotondi, and Mr. Waddell

Absent: Mr. Geary

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

Secretary report(s):

Adopt 8/22/18 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-023 OC Dev Group - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA18-018 Andrew & Dale Frankel, 904 St. James Pl, Block 3, Lot 2, SPN 40 Zone

Existing: Single

Proposed: New single family requiring attic & half story not integrated into pitch roof variance and waivers

Attorney: Michael Fusco, II, 644 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief.

Professional(s): Rebecca Fellerman, RA, Asher Assoc. 115 West Ave Ste 305, Jenkintown, PA, provided details of the site and proposed new construction and the need for variance relief.

Witness(es): None.

Exhibit(s): A1- bulk diagram sheet V-4; A2- aerial view color rendering; A3- color rendering.

Public comment: None.

Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Patrizzi seconded; Mr. Buck recused himself; needs cost estimate/guarentees, deed restriction.

2. **ZBA17-031 Thomas Anderson QPRT, 401 Waverly Rd, Block 70.45, Lot 4, G50/5000 Zone**

Existing: Single

Proposed: Amendment to previous approval

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed amendment and that no variances are needed.

Professional(s): Robert Bachich, PP, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of the amendment.

Witness (es): None.

Exhibit(s): A1 & A2- approved color rendering; A3 & A4- proposed color rendering.

Public comment: None.

Granted 6-0, with conditions, Mr. Quinn made the motion, Mr. Rotondi seconded; Mr. Buck and Mr. Price recused themselves; needs revision.

3. **ZBA18-019 Channarith & Sandra Heng, 100 Asbury Ave, Block 108, Lot 18, R-1-30 Zone**

Existing: Mixed use

Proposed: Alteration requiring D2 use, # parking spaces and parking setback variances

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed alteration/expansion, use 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 alteration.

Witness(es): None.

Exhibit(s): None.

Public comment: Bonnie Zatyko, 121 West Ave, had questions; Linda Delanzo, 125 West Ave, had questions; Bill McGinnity, 104 Asbury Ave, in favor of application Norm Imber, 104 Asbury Ave, in favor of application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Frost recused himself; needs cost estimate/guarentees, deed restriction, revisions, ZBEC to review landscaping.

Mr. Quinn left the meeting.

4. ZBA18-020 James & Susann McLaughlin, 800 Stenton Pl, Block 5, Lot 1, SPN 30 Zone

Existing: Triplex

Proposed: Alteration requiring D2 (change to duplex), front, rear and side yard setbacks, impervious and total stories variances

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

Professional(s): Robert Bachich, PP, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of the site, proposed development and need for variance relief.

Witness(es): None.

Exhibit(s): None.

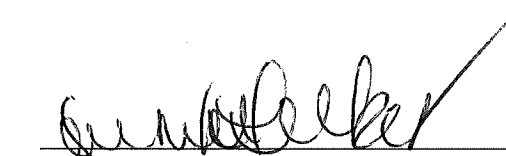
Public comment: Sandra Battista, 801 St. James Pl, in favor of application; James Glanzmann, 815 Stenton Pl, in favor of application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; needs cost estimate/guarentees, revisions

Old Business: None

Meeting Adjournment: 9:15 pm

Adopted: 10/24/18



JAIME M. FELKER
Certified Land Use Administrator

