

**OCTOBER 24, 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 7:15 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 9/26/18 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-019 Heng, ZBA18-020 McLaughlin, ZBA18-018 Frankel, ZBA17-031 Anderson- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA18-021 Lee Rudy, 509 St. David's Pl, Block 4701.01, Lot 1, R-O-1-50 Zone

Existing: Single family

Proposed: Alteration requiring rear yard setback and building coverage variances

Attorney: Jon Batastini, 801 Asbury Ave, Ocean City, provided details of proposed alteration and the need for variance relief.

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

Witness(es): None.

Exhibit(s): A1- picture beachfront elevation; A2- picture street elevation.

Public comment: None.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Quinn recused himself; Mr. Buck voted in the negative.

2. ZBA18-024 JWR Properties LLC, 306 11th St, Block 1105, Lot 15, CB-1 Zone

Existing: Multifamily

Proposed: New duplex requiring lot area variance

Attorney: Daniel Young, 701 West Asbury Ave Ste 302, Ocean City, provided details of proposed development and the need for variance relief.

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

Witness (es): None.

Exhibit(s): None.

Public comment: Patrick Schaffer, 314 E 11th St Unit A, had concerns about parking on street.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Idell voted in the negative.

3. ZBA18-025 Stephen Tanner/Trustee, 2733 Wesley Ave, Block 2700, Lot 8, R-O-2-50 Zone

Existing: Duplex

Proposed: Alteration (use to single family) requiring side and aggregate side yard setbacks, impervious, building coverage and habitable floors 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): Robert Bachich, PP, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of development.

Witness(es): None.

Exhibit(s): A1- picture existing street elevation; A2- picture beachfront existing elevation; A3, A4, A%, A6- proposed renderings.


Public comment: Deirdre Dooner, 2737 Wesley Ave, concerned about her view, opposed to application; Pete Dooner, 2737-39 Wesley Ave, opposed to new development blocking view.

Granted 5-2, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; Mr. Patrizzi recused himself; Mr. Buck and Mr. Waddell voted in the negative; needs cost estimate/guarentees, revisions: grading, driveway.

Old Business: None

Meeting Adjournment: 8:45 pm

Adopted: 11/28/18



JAIME M. FELKER
Certified Land Use Administrator