

**JANUARY 23, 2019  
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. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Quinn, Mr. Rotondi and Mr. Waddell

**Absent:** None

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 12/19/18 Meeting Minutes:** those eligible to vote adopted unanimously.

**Memorialize resolutions:** None.

**Reorganization:** Chair: Richard Waddell; Vice-Chair: Michael Buck; Board Secretary: Jaime Felker; Board Planner/Engineer: David Battistini; Board Solicitor Mark Stein; official newspaper: Sentinel, secondary: The Press; adopted 2019 meeting schedule.

**2018 Annual Report:** those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZBA18-027 OC Lighthouse Development LLC, 5501-03 West Ave, Block 5503, Lot 10, NB Zone** (tabled 12/19/18)  
Existing: Commercial  
**Proposed: New duplex requiring D1 use variance**

**Attorney:** Michael Fusco, II, 644 West Ave, Ocean City, provided introduction to application.

**Professional(s):** Christopher Halliday, RA, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development. John Halbruner, PE, RA, of HDG/Ai5, provided details of site and neighborhood.

**Witness(es):** James Bourgeois, applicant, provided information about history of site.

**Exhibit(s):** A1- hypothetical conforming commercial use; A2- neighborhood study

**Public comment:** Carolyn Logan, 149 Bark Dr, opposed to application; David Hayes, FIT President, 641 Battersea Rd, opposed to application; Rick Bertsch, 117 Bark Dr, opposed to application; Donna Moore, Ocean Ave, opposed to application; John Kenney, 5505-07 West Ave, in favor of application.

**Granted 5-2, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; Mr. Buck and Mr. Waddell voted in the negative; revisions required; cost estimate/ guarantees required.**

2. **ZBA18-026 Timothy Wark etals, 645-47 Bay Ave, Block 608, Lot 1.02, NEN Zone** (tabled 12/19/18)  
Existing: Duplex  
**Proposed: Alteration requiring D2 expansion of nonconforming use, front yard setback and building coverage variances**

**Attorney:** Jon Batastini, 801 Asbury Ave, Ocean City, will renounce.

**Rescheduled to February meeting; must renounce and notice CMCPB pursuant to NJSA40:55D-12.e**

3. ZBA18-031 PWK Land LLC, 2717 Asbury Ave, Block 2702, Lot 10, NB Zone

Existing: Duplex

**Proposed: New duplex requiring D1 use 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):** Christina Amey, Licensed Architect, 761 Asbury Ave, provided details of the site and proposed development.

**Witness(es):** None.

**Exhibit(s):** A1- resolutions ZD09-015 & ZD99-055; A2- photos; A3- photos.

**Public comment:** Jacquelyn Kaplan, 2713-15 Asbury Ave, in favor of application.

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

4. ZBA18-032 Sandra Finsel, 201-03 29<sup>th</sup> St, Block 2804, Lot 2, R-1-40 Zone

Existing: Duplex

**Proposed: Alteration requiring D2 expansion non-conforming use, front, rear and side yard setback variances**

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

**Professional(s):** Christina Amey, Licensed Architect, 761 Asbury Ave, provided details of the site and proposed alteration.

**Witness(es):** Sandra Finsel, applicant, provided details of history of flooding at site and stated received federal grant monies to raise because property was deemed "repetitive loss site."

**Exhibit(s):** A1- A6- flood pictures; A7- maps of flooding; A8- USGS surface water; A9- houses 2800 block Haven pictures; A10- houses on common intersection pictures; A11- 2900 block of Haven pictures; D1- impact statement.


**Public comment:** Robert Dubil, 3834 Haven Ave, provided exhibit D1 and was opposed to retaining wall; Barbara Hoy, 205 29<sup>th</sup> St, concerned about retaining wall; Valerie Vanderslice Davis, 212 Victoria Ln, in favor of application; Jim Powers, 2922 Asbury Ave, in favor of application; Bonnie Manning, 203 29<sup>th</sup> St, in favor of application; Donna Moore, Ocean Ave, had comment about trees; Wilma Dubil, 2837 Haven Ave, opposed to retaining wall.

**Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Idell voted in the negative; revisions required; remove shade tree (no contribution); cost estimate/ guarentees required.**

**Old Business:** None.

**Adjournment:** 10:20 pm

Adopted: 2/20/19

  
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JAIME M. FELKER  
Certified Land Use Administrator