

**FEBRUARY 20, 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. Rotondi and Mr. Waddell

Absent: Mr. Quinn

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 1/23/19 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-027 OC Lighthouse, ZBA18-031 PWK, ZBA18-032 Finsel, those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA18-029 Gary Mulkins Jr, 408 6th St, Block 604, Lot 15, RMF Zone

Existing: Single

Proposed: Install new shed requiring rear yard setback and impervious variances

Tabled to March 20, 2019 meeting; no renote; must properly advertise legal ad

2. ZBA18-033 Stainton's Square Mall LLC, 810 Asbury Ave, Block 807, Lot 6 C201, CB Zone

Existing: Mixed use

Proposed: Conversion of 2nd floor to professional offices requiring number of parking spaces variance

Attorney: Jack Plackter, 1301 Atlantic Ave, Atlantic City, provided details of proposed change to unit C201.

Professional(s): William McLees, AIA, LEED AP, 5 MacArthur Blvd, Somers Point, provided details of proposed alteration of second floor to office space and site conditions. David Horner, PE, PTOE, Horner & Canter Assoc., 105 Atsion Rd, Medford, certified as Professional Traffic Operations Engineer, provided details of traffic/parking impact proposed may/may not have.

Witness(es): Lester Argus, applicant, provided information about current site.

Exhibit(s): A1- sheet A2 with colored work area

Public comment: Susan Matthews, 815 Wesley Ave, opposed to application; Shelly Bigler, 806 N Surrey Ave, Ventnor, local business owner, in favor of application; Brian Broadley, 107 Wahoo Dr, in favor of application; Bridget Buchanan, 222 N Suffolk Ave, Ventnor, Director of Operations Stainton's, in favor of application.

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

3. ZBA18-035 Elaine Cheung & Luis Giron, 1355 West Ave, Block 1305, Lot 2, CB-1 Zone

Existing: Duplex

Proposed: Alteration requiring building coverage, front, rear, side and aggregate side yard setbacks variances

Attorney: None

Applicant: Elaine Cheung, introduced application and provided details of structure.

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

Witness(es): None

Exhibit(s): None

Public comment: None

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Idell seconded; Mr. Buck voted in the negative; revisions required including but not limited to gutters/downspouts, move parking, "storage loft"; cost estimate/guarantees required; \$350 shade tree donation.

4. 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, provided introduction to application and need for variance relief.

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

Witness(es): Sally Onesty, applicant, provided information about history of site.

Exhibit(s): A1- aerial photograph

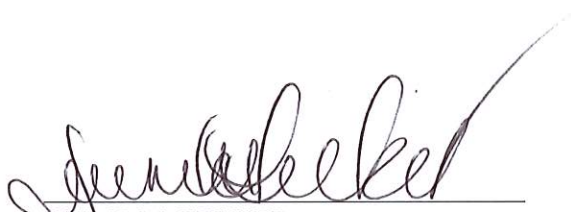
Public comment: Robert Wark, 647 Bay Ave, applicant, provided information of surrounding neighborhood and need for variance(s).

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; needs revisions including but not limited to front landscaping.

Old Business: None.

Adjournment: 9:00 pm

Adopted: 3/20/19



JAIME M. FELKER
Certified Land Use Administrator