

**FEBRUARY 27, 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. Patrizzi, Mr. Price, Mr. Quinn, Mr. Rotondi and Mr. Waddell

Absent: Mr. Idell

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):

Memorialize resolutions: revised ZBA18-032 Finsel, those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZBA18-039 Christopher Bowyer Trustee, 4341-43 Central Ave, Block 4301, Lot 2, R-O-2-40 Zone**
Existing: Duplex
Proposed: Alteration requiring rear, side and aggregate side yard setbacks, and building coverage variances

Attorney: Jon Batastini, 801 Asbury Ave, Ocean City, provided introduction to application and need for variance relief.

Professional(s): James Chadwick, PE, PP, 51348 Asbury Ave, Ocean City, provided details of proposed alteration, including change to a single family structure, provided details of site and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Buck and Mr. Waddell voted in the negative; needs revisions including but not limited to removing slider type door on storage area; recharge; deed restriction; cost estimate/guarentees.

2. ZBA18-038 Michael Wilhelm & Christopher Ade, 312 St David's Pl, Block 4703.02, Lot 2, NEEL Zone

Existing: Single

Proposed: New single family requiring D4 floor area ratio variance

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed new single family, site conditions and the need for variance relief.

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

Witness(es): None.

Exhibit(s): None.

Public comment: Charlene Brennan, 4720 Asbury Ave, opposed to application; Clarence Vanaltvorst, 4716 Asbury Ave, opposed to application; Ellen Hamilton, 4704 Asbury Ave, parking concern.

Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Geary and Mr. Buck voted in the negative; needs revisions including but not limited to zone chart, spot grades, shade tree, retaining wall; cost estimate/guarentees.

3. ZBA18-036 Bruce Sharp, 9 11th St, Block 1008, Lot 14, R-2-40 Zone

Existing: Single

Proposed: New single requiring front, rear, side and aggregate side yard setbacks, impervious and building coverage variances

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

Professional(s): James Chadwick, PE, PP, 51348 Asbury Ave, Ocean City, provided details of proposed new single family, provided details of site and need for variance relief.

Witness(es): None.

Exhibit(s): A1- shaded site plan.


Public comment: Ronald Gifford, 7 E 11th St, in favor of application; Virginia Gifford, 7 E 11th St, in favor of application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; needs revisions including but not limited to front screening, Hanover ada pavers; cost estimate/guarentees.

Old Business: None.

Adjournment: 9:00 pm

Adopted: 3/20/19



JAIME M. FELKER
Certified Land Use Administrator