

**MARCH 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. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Quinn, Mr. Waddell

Absent: Mr. Buck, Mr. Cortese, Mr. Rotondi

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 2/20/19 & 2/27/19 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-033 Stainton's, ZBA18-035 Cheung, ZBA18-026 Wark, ZBA18-038 Wilhelm, ZBA18-036 Sharp, ZBA18-039 Bowyer- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA18-030 Sean & Gina Morgan, 14 E 12th St, Block 1208, Lot 14, R-1-40 Zone

Existing: Single

Proposed: Alteration requiring front and side yard setbacks, gutters & downspouts variances and waivers

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

Professional(s): Robert Green, PE, 1512 Atkinson Ave, Somers Point, provided details of proposed alteration and current site.

Witness(es): Sean Morgan, applicant, provided information about current site and proposed.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Quinn made the motion, Mr. Patrizzi seconded; needs revisions (including but not limited to): remove street tree, correct zone schedule, add site triangle, grading, cross slope ada, gutters & downspouts, railroad ties to be removed and replaced.

2. ZBA18-034 3232 Wesley Assoc LLC, 3232-34 Wesley Ave, Block 3201, Lot 22, R-O-2-50 Zone

Existing: Duplex

Proposed: Alteration requiring side and aggregate side yard setbacks, and driveway waiver

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

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

Witness(es): None

Exhibit(s): None

Public comment: None

Granted 6-0, with conditions, Mr. Idell made the motion, Mr. Quinn seconded.

3. ZBA18-037 Richard & Renee Stipa, 4529-31 Central Ave, Block 4501, Lot 5, R-O-2-40 Zone

Existing: Duplex

Proposed: Alteration requiring rear to bldg & deck, rear arithmetic mean to bldg. & deck setbacks variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction to application and need for variance relief.

Professional(s): Shannon Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed lift, provided details of site and neighborhood.

Witness(es): None.

Exhibit(s): A1- architect rendering front & back.

Public comment: Tom Cole, 4535 Central Ave, in favor of application.

Granted 4-2, with conditions, Mr. Quinn made the motion, Mr. Idell seconded; Mr. Geary and Mr. Waddell voted in the negative; needs revisions (including but not limited to): recharge plan, railing details, add doors ground level to separate storage from bathrooms (both units), deed restriction, cost estimate.

4. ZBA18-029 Gary Mulkins Jr, 408 6th St, Block 604, Lot 15, RMF Zone (tabled 2/20/19)

Existing: Single

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

Applicant: Gary Mulkins, applicant, provided details of shed and need for variance relief.

Attorney: None.

Professional(s): None.

Witness(es): Lauren Mulkins, provided details for need of shed and site.

Exhibit(s): None.


Public comment: None.

Granted 6-0, with conditions, Mr. Quinn made the motion, Mr. Patrizzi seconded.

Old Business: None.

Adjournment: 8:35 pm

Adopted: 4/17/19



JAIME M. FELKER
Certified Land Use Administrator