

APRIL 17, 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. Cortese, Mr. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Quinn, Mr. Rotondi, Mr. Waddell

Absent: Mr. Buck

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 3/20/19 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA18-030 Morgan, ZBA18-034 3232 Wesley, ZBA18-037 Stipa, ZBA18-029 Mulkins- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

Open Public Comment: James Houck, 336 W Surf Rd, had concerns about enforcement of Zoning Board approved plans and changes made that were not reviewed by the Board.

New Business:

1. ZBA19-001 Best Choice Holdings LLC, 101 W 8th St, Block 715, Lot 1, RMB Zone

Existing: Single

Proposed: Alteration to a duplex requiring rear, side yard and aggregate side yard setbacks, building and impervious coverage variances and waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction to application and need for variance relief, described site and stated CAFRA has been applied for.

Professional(s): Robert Bachich, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of proposed lift and renovation, provided details of site and need for variances.

Witness(es): None.

Exhibit(s): None.

Public comment: David Beyel, 38 W 8th St, in favor of application.

Applicant requested to table to 5/22/19 to obtain additional information and possible revision(s); time waived; consent to continuance signed, no noticing required.

2. ZBA19-004 Geigermurray LLC, 5137-39 Central Ave, Block 5101, Lot 3, R-O-2-40 Zone

Existing: Duplex

Proposed: New duplex requiring rear yard setback variances

Attorney: Daniel Young, 701 West Ave, Ocean City, provided details of proposed new construction and need for relief.

Professional(s): James Chadwick, RA, PE, 1348 Asbury Ave, Ocean City, provided details of new development and surrounding neighborhood.

Witness(es): None.

Exhibit(s): A1- colored rendering of sheet 1 of 3; A2- enlarged half block plan; A3- resolution ZC05-051.

Public comment: None.


Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Rotondi seconded; needs revisions (including but not limited to): add street tree, grading plan, sw/curb cross slope, door separating bathroom from storage, deed restriction.

Executive Session: The Board voted unanimously to have Mr. Stein send a letter to administration to allow Zoning Official present at meetings.

Old Business: None.

Adjournment: 9:35 pm

Adopted: 5/22/19



JAIME M. FELKER
Certified Land Use Administrator