

**MAY 22, 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. Cortese, Mr. Geary, Mr. Idell, Mr. Price, Mr. Quinn, Mr. Waddell

**Absent:** Mr. Patrizzi, 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 4/17/19 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA19-004 Geigermurray- those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZBA19-002 Marc & Cynthia Kahn, 42-44 Wesley Rd, Block 70.40, Lot 29 & 30, G30/3000 Zone**  
Existing: 2 Singles  
**Proposed: Alteration to a single lot creating one single family requiring side yard setback variance and waiver for 2 driveways**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided details of proposed consolidation, addition and need for relief.

**Professional(s):** Christopher Halliday, RA, Halliday Architects, 1258 Asbury Ave, Ocean City, provided details of site, addition and details of curb cut request.

**Witness(es):** None.

**Exhibit(s):** A1- existing and proposed parking.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; needs cost estimate, deed of consolidation.**

2. **ZBA19-001 Best Choice Holdings LLC, 101 W 8<sup>th</sup> 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, requested table to 6/19/19.

**Applicant requested to table to 6/19/19 for full Board to hear; no renoticing required.**

3. **ZBA19-009 Rory and Kristine Thomas, 3037 Central Ave, Block 3001, Lot 1.04, R-O-2-40 Zone**

Existing: Vacant

**Proposed: New single family requiring side yard setbacks to house and garage eave, front yard setback to garage, and habitable floors variances**

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

**Professional(s):** Paul Kiss, RA, OSK Design Partners, 17 W Knight Ave, Collingswood, provided details of new development, surrounding properties and need for variance relief.

**Witness(es):** Rory Thomas, applicant, provided information for use of structure and need for relief.

**Exhibit(s):** A1- artist rendering; A2- list of "minor" design changes; A3- photo example of horizontal grass strip driveway.

**Public comment:** Rich Gannon, 2421 Wesley Ave, in favor of application; John Brennan, 3055 Asbury Ave, in favor of application; Jerry Barry, 3044 Central Ave, in favor of application; Joseph Juliano, 3041 Central Ave, in favor of application.


**Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; needs revisions (including but not limited to): amend sheet VS-3, changes pursuant to exhibit A2; cost estimate.**

**Executive Session:** Mr. Stein reminded members to discuss applications only on the record; provided information in regards to executive committee and their role as advisory only.

**Old Business:** None.

**Adjournment:** 8:45 pm

Adopted: 6/19/19

  
JAIME M. FELKER  
Certified Land Use Administrator