

**JUNE 19, 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 (left 8:20 pm), Mr. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Rotondi, Mr. Waddell

Absent: Mr. Cortese, Mr. Quinn

Mark Stein was the Solicitor for the Board, William England, PP/PE was the Planner/Engineer for the Board and Jaime M. Felker was Secretary for the Board.

Secretary report(s):

Adopt 5/22/19 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-002 Kahn, ZBA19-009 Thomas - those eligible to vote adopted unanimously.

Mrs. Felker read onto the record a resolution recognizing David Battistini.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA19-013 Cellco dba Verizon, 1332 Boardwalk, Block 1301, Lot 5, ON-BD Zone

Existing: Commercial

Proposed: Temporary cell antennas requiring D1 use, D6 height and minor site plan

Attorney: Warren Stilwell, 1125 Atlantic Ave, Atlantic City, provided details of proposed temporary cell antennas and need for relief.

Professional(s): Sean Paul, Radio Frequency Engineer, provided details of existing antennae coverages and proposed. Andrew Miller, PE, of Advantage Engineers, provided details of proposed temporary structure/antennae and need for variance relief. Paul Richie, PP/AICP, of Richie Planning, provided details of site and need for relief.

Witness(es): None.

Exhibit(s): A1- existing coverage map; A2- proposed coverage map.

Public comment: None.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Idell voting in the negative; needs revisions (including but not limited to): add 6' vinyl fence enclosure; temporary structures to be removed within 30 days of 9/30/19.

2. **ZBA19-003 Douglas Brown, 231-35 Ocean Ave, Block 207, Lot 5, C2-40/4000 Zone**

Existing: Triplex

Proposed: New duplex requiring lot frontage and width variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details of proposed new construction and need for relief.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of new development and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; needs revisions (including but not limited to): plans to be in a larger font; cost estimate.

3. **ZBA19-006 Kostantinos & Eleni Ntelekos, 1041 Bay Ave, Block 1008, Lot 3, R-1-40 Zone**

Existing: Single

Proposed: Install spa requiring side and aggregate side yard setback variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details of proposed therapeutic spa and need for relief.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed and need for variance relief.

Witness(es): None.

Exhibit(s): A1- exercise pool picture.

Public comment: None.

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

Executive Session- Professional Service Contracts- Board voted unanimously to appoint William England as alternate Planner and Engineer for remainder of 2019. Mrs. Felker advised the Board RFPs have been issued for both Planner and Engineer positions and gave guidance to procedure for advertised appointment(s) and non-advertised appointment(s). Mr. Buck, Mr. Patrizzi and Mr. Price were appointed to RFP review committee.

Mr. Buck left the meeting.

4. **ZBA19-001 Best Choice Holdings LLC, 101 W 8th St, Block 715, Lot 1, RMB Zone** (continued from 5/22/19)
Existing: Single
Proposed: Alteration to a duplex requiring rear, aggregate side yard setbacks, building and impervious coverage variances and waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided synopsis of testimony from the 4/17/19 hearing about the application and need for variance relief.

Professional(s): Robert Bachich, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of provided details of revision(s) from the previous hearing.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 5-1, with conditions, Mr. Idell made the motion, Mr. Patrizzi seconded; Mr. Geary voted in the negative; needs revisions (including but not limited to): attic plan, details of walkway (pervious walkway to be eliminated), details of turf paver driveway, designate storage/non-habitable; deed restriction; service availability letters; cost estimate.

Old Business: None.

Adjournment: 8:54 pm

Adopted: 7/17/19



JAIME M. FELKER
Certified Land Use Administrator

