

**AUGUST 21, 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. Idell, Mr. Patrizzi, Mr. Price, Mr. Rotondi, Mr. Quinn, Mr. Waddell

Absent: Mr. Geary

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

Secretary report(s):

Adopt 7/17/19 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-008 DiPasquale, ZBA19-012 RJGVB, ZBA19-014 Canal - those eligible to vote adopted unanimously.

Revision to agenda: ZBA19-015 Phillip & Ida Yurgin, withdrawn, no further action from Board

Meeting was turned over to the Chairperson.

New Business:

1. ZBA19-007 Kenneth & Nancy Gayer, 905 Seaview Rd, Block 70.52, Lot 1, G50/5000 Zone

Existing: Single

Proposed: New single family requiring rear setback to bldg & deck, side yard setback, building coverage, roof slope over porch and total stories variances

Attorney: Avery Teitler, of Teitler & Teitler, 618 West Ave, Ocean City, provided testimony opposing continuance of application.

Applicant: Kenneth Gayer, provided details why this creates a hardship to postpone hearing.

Opposing Attorney: Raymond Went, Jr. Nehmad Perillo Davis & Goldstein, PC, 4030 Ocean Heights Ave, Egg Harbor Twp, stated a continuance is needed because he failed to find expert witness(es) to testify on his client's behalf.

Board voted 4-3 to hear application in its entirety 9/18/19; no renoticing or advertising required; Mr. Buck made the motion, Mr. Quinn seconded; Mr. Rotondi, Mr. Price, Mr. Patrizzi voted in the negative.

2. ZBA19-010 Alex & Joanne Guerriero, 1510 Wesley Ave, Block 1502, Lot 17, R-1-30 Zone

Existing: Duplex

Proposed: Conversion to single family requiring side yard setback to stairs, aggregate side yard, D6 height and number of habitable stories variances

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

Professional(s): James Chadwick, PE, RA, 1348 Asbury Ave, Ocean City, provided details of renovation and additions and need for variance relief.

Witness(es): None.

Exhibit(s): A1- visual comparison.

Public comment: James Tweed, 1512 Wesley Ave, in favor of application.

Members voted 7-0 that all variances are required and not exempt pursuant to “Sandy standards”, Mr. Buck made the motion, Mr. Patrizzi seconded.

Granted 5-2, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; Mr. Buck and Mr. Waddell voted in the negative; needs revisions (including but not limited to): move trees; D6 height fees; deed restriction.

3. ZBA19-018 Richard & Lorraine Sutliff, 5333 West Ave, Block 5303, Lot 1, OCHN Zone

Existing: Duplex

Proposed: Conversion to single family requiring side to building and deck, aggregate side, front and rear yard setback variances

Attorney: Avery Teitler, of Teitler & Teitler, 618 West Ave, Ocean City, provided details of renovation and need for relief.

Professional(s): Daniel Wheaton, RA, of Ten10, 714 N Main St, Manahawkin, provided details of proposed raise and renovation and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; needs revisions (including but not limited to): increase font size, two trees and grass strip, site triangle; cost estimate.

4. ZBA19-017 Mark Dorsey, 102 Anchor Rd, Block 1917, Lot 6, RN50/5000 Zone

Existing: Single

Proposed: Alteration requiring side and rear yard setback variances

Attorney: Cory Gilman, of Josephson, Wilkinson & Gilman, 2699 Dune Dr, Avalon, provided introduction of application and need for variance relief.

Professional(s): George "Terry" Thomas, PE, PP, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of provided details of proposed alteration to create three-season room by replacing screens with windows.

Witness(es): None.

Exhibit(s): None.


Public comment: None.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded.

Executive session- professional service proposals: subcommittee will conduct interviews in September.

Adjournment: 9:05 pm

Adopted: 9/18/19



JAI ME M. FELKER
Certified Land Use Administrator

