

**OCTOBER 23, 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. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Rotondi, Mr. Quinn, Mr. Waddell

**Absent:** Mr. Cortese

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

**Secretary report(s):**

**Adopt 9/18/19 Meeting Minutes.**

**Memorialize resolutions:** ZBA19-016 Martin, 2019 & 2020 EDA contracts- those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZBA19-019 Clay Robbins, 18 Walnut Rd, Block 1912, Lot 4, RN50/5000 Zone**

Existing: Single

**Proposed:** New porch requiring side and aggregate side yard setback variances

**Application tabled; noticing required**

**2. 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

**Application tabled; noticing required**

3. ZBA19-021 Robert Lawrence, 4831 Central Ave, Block 4801, Lot 5, R-O-2-40 Zone

Existing: Duplex

**Proposed: New duplex requiring rear yard setback, rear arithmetic mean setback, building and impervious variances**

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

**Professional(s):** Robert Bachich, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided information of proposed development and need for variance relief.

**Witness(es):** Robert Lawrence, applicant, provided information about previous site prior to fire.

**Exhibit(s):** None.

**Public comment:** Rich Bertsch, 117 Bark Dr, concerned about impervious/comments; Donna Moore, Ocean Ave, opposed to application/recharge comment; Chris Cashman, 4837 Central Ave, opposed to application; Joe D'Andrea, 4835 Central Ave, opposed to application; Charles Deal, 2837 Central Ave, opposed to application; Sandra Simpson, 122 Ocean Ave, in favor of application.

**Denied 1-6, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Price recused himself; Mr. Patrizzi voted in the affirmative.**

4. ZBA19-020 Diamante Homes, 121 Ocean Ave, Block 104, Lot 9, C2-40/4000 Zone

Existing: 2 Singles

**Proposed: New duplex requiring lot width variance**

**Attorney:** Avery Teitler, of Teitler & Teitler, 618 West Ave, Ocean City, provided details of proposed new construction and the need for lot width variance.

**Professional(s):** George "Terry" Thomas, PE, PP, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of provided details of proposed structure and need for variance relief.

**Witness(es):** None.


**Exhibit(s):** None.

**Public comment:** Sandra Simpson, 122 Ocean Ave, opposed to application; Donna Moore, Ocean Ave, comments/opposed to application; Jennifer McCusker, 100 Ocean Ave, opposed to application; John Rossi, 109 Wesley Ave, concerns about parking; Mike Contino, 1439 Ocean Ave, comments about site, in favor of application; Jane Deal, 2837 Central Ave, concerned about safety in event of fire.

**Denied, 2-5, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Rotondi and Mr. Price voted in the affirmative.**

**Adjournment:** 9:10 pm

Adopted: 11/20/19

  
JAIME M. FELKER  
Certified Land Use Administrator