

NOVEMBER 20, 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

**Absent:** Mr. Cortese, Mr. Price, Mr. Rotondi, Mr. Quinn, Mr. Waddell

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 10/23/19 Meeting Minutes** - those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA19-021 Lawrence, ZBA19-020 Diamante - those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZBA19-022 Daniel Callaghan, 135 Bay Ave, Block 111, Lot 3, NEN Zone**

Existing: Single

**Proposed: Installation of off street parking requiring impervious and parking in front yard variances and waivers**

**Applicant:** Daniel Callaghan, applicant, provided information of proposed curb cut in front and need for variance relief.

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** B1- aerial Google map.

**Public comment:** None.

**Granted 4-0, with conditions, Mr. Idell made the motion, Mr. Buck seconded; needs deed restriction.**

**2. ZBA19-024 Myers Revocable Trust, 21 Beach Rd, Block 70.41, Lot 4, BD Zone**

Existing: Single

**Proposed: Elevation of existing structure requiring D2 expansion non-conforming use variance**

**Due to lack of major majority, application tabled to December 18, 2019; no renoticing required.**

3. 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

**Applicant:** Clay Robbins, applicant, provided information of proposed porch and need for variance relief.

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** None.


**Public comment:** None.

Granted 3-1, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Buck voted in the negative; needs revisions (including but not limited to): street trees on plan; curb/sw detail; remove river rock from plan; cost estimate. Mr. Stein swore applicant to certify the USPS certified stamped receipts were sent to all owners as indicated on 200' list.

4. **JIF Land Use Board Member Training-** Mr. Stein provided members with training

Adjournment: 8:10 pm

Adopted: 12/18/19

  
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JAIIME M. FELKER  
Certified Land Use Administrator