

**DECEMBER 18, 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. Patrizzi, Mr. Price, Mr. Rotondi, Mr. Quinn, Mr. Waddell

Absent: None

Scott Becker 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 11/20/19 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-022 Callaghan, ZBA19-019 Robbins - those eligible to vote adopted unanimously.

2020 Annual meeting schedule - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZD16-003 C401 Partners, 200 Bay Ave, Block 112, Lot 1 & 1.01, MVH Zone

Existing: Multi family

Proposed: Reapproval of minor subdivision requiring D1 expansion, D2 use, side and aggregate side yard setbacks, impervious and lot area, width and frontage variances and waivers

Tabled to 1/15/20; no renoticing required.

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

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

Professional(s): John Halbruner, PE, RA, of ai5, 701 West Ave, Ocean City, provided information of proposed development and need for variance relief.

Witness(es): None.

Exhibit(s): A1- letter from Michael Fusco, II, Esq. dated 12/16/19; A2- by-right alternative sheet AZ902

Public comment: George Stevenson, 16 Beach Rd, in favor of application.

Granted 7-0, Mr. Buck made the motion, Mr. Patrizzi seconded; needs revisions (including but not limited to): add gutters/downspouts to plan, revised sheet G001; deed restriction.

3. ZBA19-025 Barbara DeMauriac, 500 29th St, Block 2901, Lot 15, R-2-40 Zone

Existing: Single

Proposed: Construction of rear yard decks requiring front yard setback (Central Ave) and rear yard setback variances and waivers

Attorney: Jon Batastini, Garrett & Batastini, 3318 A Simpson Ave, Ocean City, provided details of proposed decks and need for relief. Mr. Batastini requested the Board consider a reduction to the size of the deck after speaking with neighbor (Mr. Merkle) and that revisions be a condition of approval.

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

Witness(es): None.

Exhibit(s): None.

Public comment: Michael Merkle, 429 E Main St, Maple Shade, in favor of application.

Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Quinn seconded; Mr. Idell and Mr. Geary voted in the negative; Mr. Waddell recused himself; needs revisions (including but not limited to): reduce deck SE corner to 19' 7 1/4", show materials, label ground deck "impervious"

4. ZBA18-025 Stephen Tanner/Trustee, 2733 Wesley Ave, Block 2700, Lot 8, R-O-2-50 Zone

Existing: Single

Proposed: Amendment to demolition plan

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): None.

Witness(es): Pete Patrizzi, 1217 Pleasure Ave, project manager, provided information they did not know the condition of the building when renovation started and apologized for exceeding approval. Ryan Price, 2633 Simpson Ave, contractor, provided information about unknown condition(s) of the structure and work done.

Applicant: Stephen Tanner, applicant, provided information about his lack of knowledge of the structure's condition and contractors exceeding approved demolition plan.

Exhibit(s): A1- picture street side; A2- picture "close up" front portion of joist; A3- picture of NE corner.

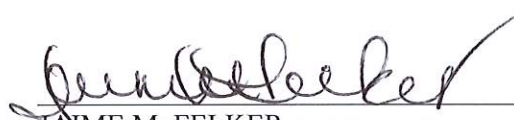
Public comment: James Nelson, 2710 Wesley Ave, opposed to amendment; Jane Farina, 2737 Central Ave, opposed to amendment; Holly Devlin, 114 Walnut St, opposed to amendment; Richard Waddell, 2830 Wesley Ave, opposed to amendment; Charles Deal, 2837 Central Ave, opposed to amendment.

Granted 4-2, Mr. Quinn made the motion, Mr. Rotondi seconded; Mr. Patrizzi, Mr. Price and Mr. Waddell recused themselves; Mr. Idell and Mr. Geary voted in the negative.

Executive Session- professional service contract(s): Board voted unanimously to reappoint Mark Stein, Solicitor and amend EDAs contract.

Adjournment: 9:30 pm

Adopted: 1/10/20


JAIME M. FELKER
Certified Land Use Administrator