

**JANUARY 15, 2020
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. Logue, Mr. Morrissey (left at 9:00 pm), Mr. Patrizzi, Mr. Price, Mr. Rotondi and Mr. Waddell

Absent: None

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

Reorganization: Chair: Michael Buck; Vice-Chair: Richard Waddell; Board Secretary: Jaime Felker; Board Planner/Engineer: EDA; Board Solicitor Mark Stein; official newspaper: Sentinel, secondary: The Press; ZBEC: Mr. Buck, Mr. Waddell, Mr. Idell.

Secretary report(s):

Adopt 12/18/19 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-024 Myers, ZBA18-025 Tanner, ZBA19-025 DeMauriac - those eligible to vote adopted unanimously.

2019 Annual Report: those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA19-027 JWR, 1230 Wesley Ave, Block 1203, Lot 18, R-2-40 Zone

Existing: Single

Proposed: New duplex requiring lot width variance/waivers

Attorney: Daniel Young, 701 West Asbury Ave, Ste 302, Ocean City, provided details of proposed development and the need for variance relief.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-1, with conditions, Mr. Patrizzi made the motion, Mr. Rotondi seconded; Mr. Idell voted in the negative; needs revisions (including but not limited to): "screen" north side cabana door, 36" drive strips; cost estimate/ guarentees required.

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

Existing: Multi-family (tabled from 12/18/19)

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

Attorney: Richard Hoff, 25 Chestnut St, Haddonfield, provided details of proposed reapproval of subdivision only. Stated proposed development will come back to full Board for review.

Professional(s): John Halbruner, PE, RA, of ai5/HDG, 701 West Ave, Ocean City, provided information of proposed subdivision and existing conditions.

Witness(es): None.

Exhibit(s): None.

Public comment: Richard Horne, 211 Bay Ave, had a question about parking.

Granted 7-0, with conditions, Mr. Waddell made the motion, Mr. Buck seconded; subdivision needs revisions.

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

Existing: Single

Proposed: New single family requiring rear yard, side yard and garage setbacks, building coverage, porch roof slope and roof deck, D6 height variances/waivers

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief.

Professional(s): Mark Asher, RA, of Asher Slaunwhite Architects, 9723 Second Ave, Stone Harbor, provided details of the site and proposed alteration. James "Ned" Schwab, PLS, PP, of Schwab Land Surveying and Planning LLC, 8 E 10th St, Ocean City, provided details of proposed development.

Attorney for Opposition: Ray Went, of Nehmad Perillo Davis & Goldstein, 4030 Ocean Heights Ave, Egg Harbor Twp, representing John Arrow 903 Seaview Rd, was in favor of the application with revision as agreed to.

Witness(es): Andrew Thomas, PP, of Thomas Planning Associates, PO Box 363, Brielle, planner for opposition, was in favor of proposed with revision.

Exhibit(s): A1- existing vs. proposed view diagram; A2- proposed beachfront rendering; A3- rendering of neighbor building relationship; A4- setback diagram; A5- proposed site plan.

Public comment: Suzanne Hornick, 2962 West Ave, opposed to application.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Waddell voted in the negative; needs revisions (including but not limited to): "shift" bedroom 12"; zoning chart, label "closet"; deed restriction; CAFRA permit; fees for D6 variance; cost estimate/guarentees required; Mr. Went to approve revision to plan.

4. ZBA19-023 Albert & Lucille Keller, 2841 Central Ave, Block 2801, Lot 3, R-2-40 Zone

Existing: Single

Proposed: New single requiring rear yard and garage setbacks and building coverage variances/waivers

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief. Mr. Teitler opposed exhibit D1.

Professional(s): Chris Shustock, RA, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of the site and proposed development. Chris Halliday, RA, of Halliday Architects, provided details of proposed development.

Exhibit(s): A1- proposed alley elevation; A2- proposed side elevation; A3- proposed rear elevations; A4- existing alley elevation; D1- (provided by Charles Deal) folder containing 13 documents.


Public comment: Charles Deal, 2837 Central Ave, opposed to application; Patricia Romanszuk, 2834 Wesley Ave, opposed to application; Norman Clemmer, 2833 Central Ave, opposed to application; Wayne Romanszuk, 2834 Wesley Ave, opposed to application; Steve Kozamanias, 404 29th St, opposed to application; Robert Shaner, 2828 Wesley Ave, opposed to application; Maureen Pasternak, 2834 B Central Ave, opposed to application; David Fuschillo, 2908 Wesley Ave, in favor of application; James Allen, 1724 A Central Ave, opposed to application; Jane Deal, 2837 Central Ave, opposed to application; Richard Bertsch, 117 Bark Dr, opposed to application.

Application tabled to 2/19/20, no renoticing required.

Old Business: None.

Adjournment: 10:20 pm

Adopted: 2/19/20


JAIME M. FELKER
Certified Land Use Administrator

