

**FEBRUARY 19, 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, 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.

Secretary report(s):

Adopt 1/15/20 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-027 JWR, ZD16-003 C401 Partners, ZBA19-007 Gayer- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA19-026 Todd Scarborough, 201 Bay Rd, Block 70.15, Lot 1, G60/6000 Zone

Existing: Single

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

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, requested application be tabled to 3/18/20.

Professional(s): None.

Witness (es): None.

Exhibit(s): None.

Public comment: None.

Tabled to 3/18/20; no renoticing required

2. ZBA19-028 Thomas & Regina Ayooob, 112 Ocean Rd, Block 70.32, Lot 45, G30/3000 Zone

Existing: Duplex

Proposed: New single family requiring building coverage variances/waivers

Attorney: Keith Davis, of Nehmad Perillo Davis & Goldstein, 4030 Ocean Heights Ave, Egg Harbor Twp, provided details of proposed development and the need for variance relief.

Professional(s): William McLees, RA, of William McLees Architecture, 5 MacArthur Blvd, Somers Point, provided details of proposed development and need for variance relief.

Witness(es): Thomas Ayooob, applicant, provided details of site and development.

Exhibit(s): None.

Public comment: None.

Granted 5-2, with conditions, Mr. Rotondi made the motion, Mr. Buck seconded; Mr. Price and Mr. Buck voted in the negative; needs revisions (including but not limited to): PP/PE report; cost estimate/ guarantees required.

3. ZBA19-032 RGJVB LLC, 30-32 W 8th St, Block 811, Lot 3, R-L-2-50 Zone

Existing: Duplex

Proposed: New duplex requiring lot width and frontage variances/waivers

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

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

Witness(es): None.

Exhibit(s): A1- highlighted duplexes on Block 811 from tax map excerpt.

Public comment: Donna Moore, 21 Ocean Ave, provided exhibit M1- pesticide handout to members.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions (including but not limited to): clearly delineate minimum 18' garage door setbacks, zoning schedule, lot area depth, building coverage; cost estimate/guarentees required; road moratorium until 6/1/21.

4. ZBA19-029 Timothy & Marcia Sullivan, 200 Ocean Rd, Block 70.29, Lot 13, G50/5000 Zone

Existing: Duplex

Proposed: Alteration requiring D2, side yard setback and total stories variances/waivers

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

Professional(s): Robert Bachich, RA, of Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of the site and proposed 2nd floor deck addition.

Witness(es): Timothy Sullivan, applicant, provided information for railings.

Exhibit(s): A1- 3 page handout; A2- enlarged picture highlighted; A3- enlarged picture highlighted.

Public comment: Dennis Myers, 230 Ocean Rd, opposed to application; Nancy Sullivan, 312 Gull Rd, in favor of application; Joan Myers, 230 Ocean Rd, opposed to application; Marl Plousis, 212 Ocean Rd, in favor of application; Robin Wellman, 223 Ocean Rd, in favor of application; Eric Plyler, 405 Gull Rd, in favor of application; Diane Plyler, 405 Gull Rd, in favor of application; Brian Sullivan, 312 Gull Rd, in favor of application..

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions (including but not limited to): zoning chart, dimensions, railing details, shade trees: minimum 2 installed/4 maximum; if three trees installed one shade tree contribution, if two trees installed then two shade tree contributions required.

5. **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 building coverage variances/ waivers

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

Professional(s): Chris Halliday, RA, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of the site and proposed development. Provided details of proposed compromise with immediate neighbors to "shift" part of structure. James "Ned" Schwab, III, PLS, PP, of Schwab Land Surveying and Planning, 8 E 10th St, Ocean City, provided details of development.

Exhibit(s): A5- right side elevation; A6- 5 sheets of proposed rendering/existing structure/pictures

Witness(es): Harry Vanderslice, 216 Victoria Ln, in favor of proposed amended plan.

Attorney for Opposition: Edward Hovatter, Esq., of Lauletta Birnbaum, 591 Mantua Blvd, Sewell, representing Charles and Jane Deal, 2837 Central Ave, in favor of application with proposed revision. Rd, was in favor of the application with revision.

Public comment: None.


Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; Mr. Waddell recused himself; needs revisions (including but not limited to): revised "shift", 3rd floor roofline, stormwater system detail, zoning chart, driveway details, items listed in PP/PE report; cost estimate/guarentees required; revised plans approved by Mr. Hovatter.

Old Business: None.

Executive Session: Mr. Stein updated members on ongoing litigation.

Adjournment: 9:40 pm

Adopted: 4/29/20


JAIME M. FELKER
Certified Land Use Administrator

