

MAY 20, 2020
CITY OF OCEAN CITY
ZONING BOARD

REGULAR MEETING MINUTES

The Meeting was called to order at 7:00 by Jaime Felker; announced meeting will be conducted remotely from the Henry Knight building pursuant to Governor Murphy's Executive Order 107 and has been advertised pursuant to N.J.S.A. 10:4-6, The Open Public Meetings Act and P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; recited the flag salute.

Zoning Board Roll Call:

Present: Mr. Buck, Mr. Geary, Mr. Idell, Mr. Logue, Mr. Price, Mr. Rotondi and Mr. Waddell

Absent: Mr. Morrissey, and Mr. Patrizzi

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 4/29/20 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-026 Scarborough, ZBA18-037 Stipa, ZBA19-030 Wright - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA19-033 Robert Faustman & Lauren Miley, 140 Brigantine Dr, Block 5310, Lot 11, OCHN Zone

Existing: Single

Proposed: Alteration requiring front yard setback variance/waiver

Attorney: Michael Fusco, II, 644 West Asbury Ave, Ocean City, provided details of proposed raise and need for variance.

Professional(s): Kevin Greene, 337 West Ave, Ocean City, provided details of proposed development.

Witness (es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; Mr. Idell had technical difficulties and was unable to vote; needs revisions (including but not limited to): zoning schedule, PP/PE report; cost estimate/guarentees required.

2. ZBA19-031 Chris & Judith Pileiro, 731 Bay Ave, Block 711.01, Lot 3, NEN Zone

Existing: Duplex

Proposed: Alteration to single requiring front, side, aggregate side and rear yard setbacks, total stories, building and impervious coverages, number of parking spaces, D4 f.a.r. variances/waivers

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed raise, renovation and variances needed.

Professional(s): James Chadwick, PP/PE, RA, 1348 Asbury Ave, Ocean City, provided details of site and proposed raise and renovation.

Witness (es): None.

Exhibit(s): A1- modified building elevations.

Public comment: Chuck Deal, 2837 Central Ave, opposed to application; Dave Bridgens 611 Simpson Ave, in favor of application; Frank Pileiro, 729 Simpson Ave, in favor of application; Warren Knowles, 735 Bay Ave, in favor of application; Fran Davish, 200 Rte 9, Marmora, in favor of application; Robert McBride, 829 Wesley Ave, in favor of application.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Geary voted in the negative; needs revisions (including but not limited to): north side all grass, PP/PE report; cost estimate/guarentees required.

3. ZBA19-034 Margaret Thomas & James McCahill, 58 W 16th St, Block 1608, Lot 37, BN25/2500 Zone

Existing: Duplex

Proposed: Alteration requiring D2 expansion, front, rear, and side yard setbacks, building coverage and impervious coverage variances/waivers

Attorney: Jon Batastini, 3318 Simpson Ave, Ocean City, provided details of proposed alteration 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: Vincent Malfitano, 55 W 16th St, in favor of application; James Kolea, 54 W 16th St, in favor of application, would like concrete on side maintained; Thomas Yen, 60-62 W 16th St, in favor of application; Michael Joy, 58 W 16th St, in favor of application; Baron Schlachter, 10 W 16th St, in favor of application.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Rotondi seconded; Mr. Buck voted in the negative; needs revisions (including but not limited to): zoning schedule, PP/PE report; cost estimate/guarentees required.

4. ZBA20-007 Cellco dba Verizon, 1332 Boardwalk, Block 1301, Lot 5, ON-BD Zone

Existing: Commercial

Proposed: Temporary cell antennas requiring minor site plan and D1 use variances/waivers

Attorney: Warren Stilwell, 1125 Atlantic Ave, Atlantic City, provided details of proposed temporary cell antennas and need for relief.

Professional(s): Andrew Petersohn, Radio Frequency Engineer, provided details of existing antennae coverages and need for the proposed. Andrew Miller, PE, of Advantage Engineers, provided details of proposed temporary structure/antennae and need for variance relief. Paul Richie, PP/AICP, of Richie Planning, provided details of site and need for relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell; needs revisions (including but not limited to): add 6' vinyl fence enclosure; temporary structures to be removed by 10/31/2020; applicant may proceed at own risk until memorialization of resolution.

5. ZBA20-002 Alex Kazmarck, 839 Wesley Ave, Block 804, Lot 1, RMF Zone Existing: Mixed use

Proposed: Alteration requiring D2 expansion non-conforming use and rear yard variances/waivers

Mr. Stein announce applicant tabled and will renote when scheduled.

Adjournment: 9:37 pm

Adopted: 6/17/2020


JAIME M. FELKER
Certified Land Use Administrator

