

**JUNE 17, 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 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. Patrizzi, Mr. Price, Mr. Rotondi and Mr. Waddell

**Absent:** Mr. Morrissey

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 5/20/20 Meeting Minutes:** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA19-033 Faustman, ZBA19-031 Pileiro, ZBA19-034 Thomas, ZBA20-007 Cellco- those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZBA20-004 Thomas & Stephanie McCouch, 704 7<sup>th</sup> St, Block 703, Lot 4, HZ Zone**

Existing: Single family

**Proposed:** Alteration requiring parking setback and parking space size variances/waivers

**Attorney:** Michael Fusco, II, 644 West Asbury Ave, Ocean City, provided details of proposed alteration to permit off-street parking and need for variance.

**Professional(s):** John Halbruner, PE, ai5 Studios, 701 West Ave, Ocean City, provided details of proposed alteration and conditions of existing site.

**Witness (es):** Stephanie McCouch, provided information about site.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions (including but not limited to): move shed to compliant location, PP/PE report; cost estimate/guarentees required.**

2. ZBA20-001 Kevin Steet, 7 W 10<sup>th</sup> St, Block 909, Lot 20, R-2-30 Zone

Existing: Single family

Proposed: Alteration requiring parking in front yard variance/waiver

**Attorney:** Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed addition of parking in the front yard and variances needed.

**Professional(s):** James Sciullo, PE, Sciullo Engineering, 17 South Gordon's Alley Ste 3, Atlantic City, provided details of site and proposed alteration.

**Witness (es):** Kevin Steet, applicant, answered questions for the Board.

**Exhibit(s):** None.

**Public comment:** Jennifer Borzi, 926 Bay Ave, concerned with site line; Chuck Deal, 2837 Central Ave, opposed to application.

**Denied 6-1, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; Mr. Buck voted in the affirmative.**

3. ZBA20-006 RJGVB LLC, 307 West Ave, Block 308, Lot 11, NB Zone

Existing: Single family

Proposed: New duplex requiring D1 use variance

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction to application, details of proposed development of a duplex and variance required.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of current site, proposed new development and request for variance.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Dale Braun, 326A West Ave, in favor of application; Richard Bernardini, 310 Asbury Ave, in favor of application; Larry Myers, 305 West Ave, in favor of application; Wayne Partenheimer, 244 Windsor Ave, Haddonfield, in favor of application; Brad Kelly, 312 West Ave, in favor of application; Diana Richman, 305 West Ave, in favor of application; Ron DiChristofaro, 303 West Ave, in favor of application; Michael Castro, 305B West Ave, in favor of application. All public would like demolition as soon as possible due to rodent infestation. The Board agreed to support such a request and to include in resolution.

**Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; Mr. Buck voted in the negative; cost estimate/guarentees required.**

4. **ZBA20-005 Geoffrey & Lauren Smith, 69 A&B W 18<sup>th</sup> St, Block 1711, Lot 16, BN30/3000NB Zone**  
Existing: Duplex  
Proposed: Alteration requiring D2 expansion variance

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction to application and details of application for second floor unit.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of renovation, proposed half story addition and need for variances/waivers.

**Witness(es):** None.

**Exhibit(s):** A1- street side rendering; A2- bay side rendering; A3- photo of existing structure; A4- photo of existing structure.

**Public comment:** Bill Doyle, 65 W 18<sup>th</sup> St, in favor of application; Tom Heenan, 69 W 18<sup>th</sup> St 1<sup>st</sup> floor, in favor of application; Louis Penza, 73 W 18<sup>th</sup> St, in favor of application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell; needs revisions (including but not limited to): façade changes as per exhibit A1, zoning schedule, curb & s/w details, add irrigation; cost estimate/guarantees required.

The Board thanked Mr. Rotondi for his service as this was his last Zoning Board meeting.

Adjournment: 9:42 pm

Adopted: 7/15/20

  
JAIME M. FELKER  
Certified Land Use Administrator

