

**AUGUST 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 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. DeMarco, Mr. Geary, Mr. Idell, Mr. Logue, Mr. Miccarelli, Mr. Patrizzi (arrived at 7:58 pm), Mr. Price, and Mr. Waddell

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.

Mr. Stein swore in the two new alternates Mr. DeMarco and Mr. Miccarelli.

**Secretary report(s):**

**Adopt 7/15/2020 Meeting Minutes:** those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZBA20-010 A. Clayton & Denise Rossiter, 1624 Pleasure Ave, Block 1608, Lot 43, BN25/2500 Zone**  
Existing: Single family  
**Proposed: Alteration requiring side and aggregate side, rear yard to building and deck setbacks and impervious coverage variances/waivers**

**Attorney:** Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction to application, details of proposed raise and variances/waivers required.

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

**Witness(es):** None.

**Exhibit(s):** A1- artist rendering.

**Public comment:** Christopher Joy, 58 W 16<sup>th</sup> St, in favor of application; Anthony Wilson, 40 W 16<sup>th</sup> St, in favor of application; Shauna Schlachter, 1622 Pleasure Ave, in favor of application; Antoinette McCahill, 58 W 16<sup>th</sup> St, in favor of application; Mike Joy, 58 W 16<sup>th</sup> St, in favor of application.

**Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; Mr. Buck voted in the negative; needs revisions (including but not limited to): bulk chart; graphic scale; stone area clarified to permeable barrier, PP/PE report.**

2. ZBA20-009 Sabbiosa LLC, 1909-11 Wesley Ave, Block 1901, Lot 9, R-2-50 Zone

Existing: Duplex

**Proposed:** New duplex requiring impervious and building coverage variances/waivers

**Attorney:** Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed new development variances/waivers needed.

**Professional(s):** Christine Amey, RA, 761 Asbury Ave, Ocean City, provided details of existing site and proposed new development.

**Witness (es):** Sandra Rizzo, applicant, provided information about current structure and new construction.

**Exhibit(s):** None.

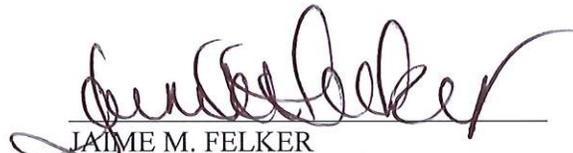
**Public comment:** Lou Pellegrino, 1905 Wesley Ave, in favor of application; Chuck Deal, 2837 Central Ave, opposed to application; Alex Maggitti, 1915 Wesley Ave, in favor of application..

**Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Idell seconded; Mr. Geary and Mr. Waddell voted in the negative; Mr. Patrizzi did not participate; needs revisions (including but not limited to): bulk chart, concrete apron detail, PP/PE report; deed restriction; cost estimate/guarentees.**

**EXECUTIVE SESSION:** Mr. Stein updated members of litigation.

**Adjournment:** 8:30 pm

Adopted: 9/16/2020

  
JAIME M. FELKER  
Certified Land Use Administrator