

SEPTEMBER 16, 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, 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.

Secretary report(s):

Adopt 8/19/20 Meeting Minutes: those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZBA20-011 Paul Granatell & Robin Vogelbacher, 4317 Central Ave, Block 4301, Lot 8, R-O-2-40 Zone**
Existing: Duplex
Proposed: Alteration to single family requiring rear yard setbacks to building and porch and impervious variances

Attorney: CherylLynn Walters, of Nemad Perillo Davis & Goldstein, 4030 Ocean Heights Avenue, Egg Harbor Twp, requested application be tabled to October 21 meeting.

Professional(s): None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Mr. Stein announced application tabled to 10/21/20 meeting which will be held in the Senior Center, 1735 Simpson Avenue at 7:00 pm, no further noticing required.

2. **ZBA20-013 V2 Properties LLC Entity 6, 1001 Simpson Ave, Block 1007, Lot 11, R-1-40 Zone**
Existing: Mixed use
Proposed: New duplex requiring D1 use variance

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

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of existing site, surrounding area and proposed new development.

Witness (es): None.

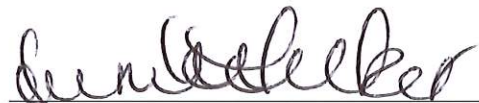
Exhibit(s): None.

Public comment: Vince Leonetti, 1007 Simpson Ave, in favor of application; Andrew Mayes, 1021 Simpson Ave, in favor of application.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; Mr. Price recused himself; needs revisions (including but not limited to): correct existing aggregate side yard setback; cost estimate/guarantees.

Adjournment: 7:30 pm

Adopted: 10/16/2020



JAIME M. FELKER
Certified Land Use Administrator