

**OCTOBER 21, 2020  
CITY OF OCEAN CITY  
ZONING BOARD**

**REGULAR MEETING MINUTES**

The Meeting was called to order at 7:00 by Jaime Felker; announced meeting has been advertised pursuant to The Open Public Meetings Act and P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; flag salute.

**Zoning Board Roll Call:**

**Present:** Mr. Buck, Mr. DeMarco, Mr. Geary, Mr. Logue, Mr. Miccarelli, Mr. Patrizzi, Mr. Price, and Mr. Waddell

**Absent:** Mr. Idell

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 9/16/20 Meeting Minutes:** those eligible to vote adopted unanimously.

**Memorialize resolution:** ZBA20-013 V2- 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:** None.

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Mr. Stein announced application tabled, renoticing required.**

2. **ZBA20-003 Ronald Shaiko, 6 1<sup>st</sup> St, Block 111, Lot 12, NEN Zone**

Existing: Single family

**Proposed: New single family requiring front, side, aggregate side and rear yard setbacks, building height, building coverage, impervious and D4 f.a.r variances/waivers**

**Attorney:** Michael Fusco, 644 West Asbury Ave, Ocean City, provided details of proposed new development, undersized lot and the need for variances/waivers needed.

**Professional(s):** Kevin Greene, RA, 300 3<sup>rd</sup> Street, Ste. C, Ocean City, provided details of existing site and proposed new development. John Halbruner, PE, RA, of HDG, 701 West Ave, Ocean City, provided detailed comparisons (exhibit A2) to the members and provided details of site.

**Witness (es):** Ronald Shaiko, applicant, provided information on his need for development and his intention to retire here.

**Exhibit(s):** A1- photo of existing structure; A2- HDG comparison exhibit packet.

**Public comment:** None.

**Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Price and Mr. Geary voted in the negative; needs revisions (including but not limited to): zoning schedule, building dimensions on plot plan, recharge, demonstrate parking safely accessible; cost estimate/guarantees.**

3. **ZBA20-008 Diamante Homes LLC, 121 A&B Ocean Ave, Block 104, Lot 9, C2-40/4000 Zone**

Existing: Duplex

**Proposed: New duplex requiring lot frontage and impervious variances/waivers**

**Attorney:** Avery Teitler, 618 West Asbury Ave, Ocean City, started application with res judicata and why it does not apply; provided details of proposed new development lot width variance required.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Road, Somers Point, gave testimony as to the differences from previous application (ZBA19-020) and current proposal as to why res judicata does not apply; provided details of proposed new development and the applicant would comply with impervious by using grass block pavers in driveway area.

**Witness (es):** None.

**Exhibit(s):** A1- rendering of a conforming single family structure.

**Public comment:** Michael Hyland, 120 B Ocean Ave, provided his opinion that res judicata does apply and this application should not move forward, opposed to application; Linda Brennan Smith, 122 Ocean Ave, opposed to application; Sandy Simpson, 122 Ocean Ave, opposed to application.

**The members polled 4-3 that res judicata does not apply and the application may move forward.**

**Denied 2-5, Mr. Buck made the motion, Mr. Patrizzi seconded; Mr. Logue and Mr. DeMarco voted in the affirmative.**

4. ZBA20-012 William & Karen Perkins, 50-52 Central Rd, Block 70.05, Lot 21, G45/5000 Zone

Existing: Duplex

**Proposed: Alteration requiring D2 expansion non-conforming use, front and side yard setback variances/waivers**

**Attorney:** Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed renovation and the need for variances/waivers needed.

**Professional(s):** James Chadwick, PE, RA, 1348 Asbury Ave, Ocean City, provided details of existing site, and proposed conversion of ground level for off-street parking and small addition for bathrooms.

**Witness (es):** William Perkins, applicant, stated they would keep the tree adjacent to the neighboring property.


**Exhibit(s):** A1- plan of neighborhood uses.

**Public comment:** Debbie Cycl, 44 Central Rd, in favor of application; Kevin Barrow, 58 Central Rd, would like adjoining tree to remain; Dale Fields, 41 Asbury Rd, in favor of application; Jennifer Hall, 32 W 10<sup>th</sup> St, in favor of application; Tom Dahl, 120 Bayshore Dr, 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): zoning chart, curb and s/w details, tree planting details; cost estimate/guarantees.**

**Adjournment:** 10:30 pm

Adopted: 11/18/2020

  
JAIME M. FELKER  
Certified Land Use Administrator

