

APRIL 29, 2020
CITY OF OCEAN CITY
ZONING BOARD

SPECIAL MEETING MINUTES

The Meeting was called to order at 6:00 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. Morrissey, Mr. Patrizzi, Mr. Price, Mr. Rotondi and Mr. Waddell

Absent: None

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 2/19/20 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA19-028 Ayoob, ZBA19-023 Keller, ZBA19-032 RGJVB, and ZBA19-029 Sullivan- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZBA19-026 Todd Scarborough, 201 Bay Rd, Block 70.15, Lot 1, G60/6000 Zone**

Existing: Single

Proposed: New single family requiring rear yard and garage setbacks and building coverage variances/waivers

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

Professional(s): Leo Wilson, Hammond Wilson Architects, 430 4th St, Annapolis, MD, provided details of proposed new structure and variances. Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of site and proposed development.

Witness (es): None.

Exhibit(s): A1- site plan dated 3/18/20; A2- seven architect renderings.

Public comment: Samantha Leonard, 4 Brittany Dr, had concerns of site around the corner; Suzanne Hornick, unable to comment due to technical difficulty; Chet Asher, 208 North Point Rd, in favor of application pursuant to exhibit A1.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions (including but not limited to): curb/sidewalk details, retaining wall, PP/PE report; cost estimate/ guarentees required.

2. ZBA19-030 Jerold & Patricia Wright, 4105-07 Central Ave, Block 4101, Lot 10, R-O-2-40 Zone

Existing: Duplex

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

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

Professional(s): Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of site and raise.

Witness (es): None.

Exhibit(s): A1- eight interior photos of structure.

Public comment: Chuck Deal, 2837 Central Ave, had a concern/question about impervious.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Idell seconded; needs revisions (including but not limited to): labeling Central Ave alley, PP/PE report; cost estimate/ guarantees required.

3. ZBA18-037 Richard & Renee Stipa, 4529-31 Central Ave, Block 4501, Lot 5, R-O-2-40 Zone

Existing: Duplex

Proposed: Amended demolition plan

Attorney: Avery Teitler, 618 West Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief and surrounding neighborhood.

Professional(s): Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of site and raise.

Witness (es): None.


Exhibit(s): A1- eight interior photos of structure.

Public comment: Chuck Deal, 2837 Central Ave, had a concern/question about impervious.

Granted 6-1, with conditions, Mr. Idell made the motion, Mr. Rotondi seconded; Mr. Buck recused himself; Mr. Waddell voted in the negative; all previous conditions apply.

Adjournment: 8:30 pm

Adopted: 5/20/20


JAIME M. FELKER
Certified Land Use Administrator