

**CITY OF OCEAN CITY
ZONING BOARD AGENDA
DECEMBER 16, 2020 (revised 12/2/20)**

A meeting of the Ocean City Zoning Board of Adjustment scheduled Wednesday **December 16, 2020 at 7:00 P.M** will be conducted remotely from the Henry Knight building, 115 12th St, Ocean City, NJ and pursuant to Governor Murphy's Executive Order 107 and will comply with N.J.S.A. 10:4-6, The Open Public Meetings Act. Members of the public may participate remotely only and will not be admitted to the building. Please note, the public will be muted during the meeting except at the public comment portion of the meeting. The business noted below will be discussed and formal action will be taken.

Please join meeting from your computer, tablet or smartphone. <https://global.gotomeeting.com/join/777165029>

You can also dial in using your phone. United States: +1 (872) 240-3311; One-touch: tel:+18722403311,,777165029#

Access Code: 777-165-029

Flag Salute; Roll Call

Secretary report(s):

Adopt: 11/18/20 Meeting Minutes

Memorialize resolutions: ZBA20-017 Iacobucci, ZBA20-019 Mannherz, ZBA20-018 Worrell

Adopt: 2021 meeting schedule

New Business:

1. ZBA20-020 Duncan Real Estate, 1712 Wesley Ave, Block 1702, Lot 19, R-2-40 Zone

Existing: Single

Proposed: New duplex requiring lot width variance/waiver

2. ZBA20-016 Diamante Homes LLC, 349 West Ave, Block 308, Lot 4, NB Zone

— Existing: Commercial (tabled from 10/28/20)

— ~~Proposed: New duplex requiring D1 use variance/waivers~~ **TABLED TO JANUARY 2021-WILL RENOTICE**

3. ZBA20-014 John & Lorie Ruga, 3700 Waterview Blvd, Block 3711, Lot 1, R-2-60 Zone

Existing: Duplex

Proposed: Alteration requiring side yard setback, lot depth, building and impervious coverages variances/waivers

4. ZBA20-023 RJGVB LLC, 615 Wesley Ave, Block 602, Lot 11, RMF Zone

Existing: Rooming House

Proposed: Appeal decision of Administrative Officer

Old Business

Meeting Adjournment

Plans and documents related to the agenda may only be viewed on the City website: www.ocnj.us (go to *Government* tab, then *Planning and Zoning Meeting Dates*)

JAIME M. FELKER
Certified Land Use Administrator

Meeting Procedures

- **Chairperson calls the meeting to order and announces the meeting has been advertised pursuant to PL Chapter 231, also known as the “Open Public Meetings Act”;**
 - **Flag Salute and Roll Call;**
 - **Chairperson calls the first applicant to present their proposal. Following their presentation, the Chairperson requests comments and reports from the Board’s professionals. Board members ask questions of the applicant and the professionals;**
 - **Via Board Motion, the meeting is opened up for Public Comment;**
 - **Public comment is taken, and responded to as necessary;**
 - **Via Board motion, the public portion is closed;**
 - **Applicants summarize their case;**
 - **The Board, with assistance from their Attorney, frames a motion;**
 - **The motion is made and seconded, followed by discussion and fact findings;**
 - **The vote is taken to approve or deny.**
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- **It is the board’s intention to hear all of the applications scheduled.**
 - **The order of the agenda may be changed at the discretion of the chairperson.**
 - **In accordance with the rules and procedures of the board (25-900.2), no new applications will be called after 10:00 pm.**
 - **This meeting will be adjourned no later than 11:00 pm.**
 - **It is the custom of the board members to routinely visit the site requesting variance relief.**