

**CITY OF OCEAN CITY
ZONING BOARD AGENDA
JULY 24, 2024**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, July 24, 2024 at 7:00 pm** in the **Howard S. Stainton Senior Center** located at **1735 Simpson Avenue**. The business noted below will be discussed and formal action may be taken:

Flag Salute; Roll Call

Secretary report(s):

Adopt: 6/26/24 Meeting Minutes

Memorialize resolutions: ZBA24-001 Himmelwright; ZBA24-008 Moore, ZBA23-024 Perperoglou, ZBA24-007 OCNJ

New Business:

1. **ZBA24-009 Thomas & Ardan Shaw, 1030 Wesley Ave, Block 1003, Lot 17 R-2-40 Zone**
Existing: Duplex
Proposed: New duplex requiring lot area, lot width variances/waivers
2. **ZBA24-011 Fred & Nancy Ryan, 4637-39 Central Ave, Block 4601, Lot 3 C1, R-O-2-40 Zone**
Existing: Duplex
Proposed: Install chair lift requiring rear yard setback from bulkhead and right-of-way variances
3. **ZBA24-004 Robert & Diane Curatola and Amira Boulos Trustees, 4101-03 Central Ave, Block 4101, Lot 10.01, R-O-2-40 Zone**
Existing: Duplex
Proposed: Raise/renovate existing structure requiring front yard setback to building & deck, max rear yard setback porch & deck, side yard to 41st St, columns & roof, eave aggregate side yard, building coverage, impervious coverage, # parking spaces variances/waivers
4. **ZBA24-010 Irwin Trust, 511 11th St, Block 1003, Lot 21, R-2-40 Zone**
Existing: Single family
Proposed: Raise/renovate and construct new addition to existing structure requiring front yard setback to building, side yard to east & steps/landing, rear yard to 1st flr & 2nd flr building, maximum habitable stories, building coverage, impervious coverage, maximum architectural length variances/waivers

Old Business

Meeting Adjournment

Plans and documents related to the agenda may be reviewed during regular business hours Monday – Friday at 115 12th Street and on the City website: www.ocnj.us (go to *City Meetings* at the bottom of the homepage)

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.**