

JULY 24, 2024  
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 P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; recited the flag salute.

**Roll Call:**

**Present:** Mr. Becker, Mr. Buck, Mr. Geary, Mr. Logue, Mr. Patrizzi, Mr. Price, Mrs. Schneider, Mr. Waddell

**Absent:** Mr. DeMarco

**Secretary report(s):**

**Adopt:** 6/26/24 Meeting Minutes- those eligible to vote adopted unanimously

**Memorialize resolutions:** ZBA24-001 Himmelwright; ZBA24-008 Moore, ZBA23-024 Perperoglou, ZBA24-007 OCNJ- those eligible to vote adopted unanimously

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.

**Meeting was turned over to the Chairperson.**

**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

**Attorney:** John Amenhauser, of DeWees Law Firm, 3200 Pacific Ave, Wildwood, provided introduction to application and proposed new duplex and the need for variances/waivers.

**Professional(s):** James Chadwick, PP/PE, 1348 Asbury Ave, Ocean City, provided details of proposed structure and surrounding area. The chairperson recognized credentials.

**Witness(es):** Thomas Shaw, applicant, provided details of proposed development.

**Exhibit(s):** None.

**Public comment:** Alan Richter, 1023 Wesley Ave, in favor of application. Public closed.

**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: see PP/PE report dated 5/2/24, gutters/downspouts noted on plans, retaining wall not to exceed 30", HVAC units, chimney on plot plan & zoning chart, irrigation; flood zone verification on plan; show planters; cost estimate.**

**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

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction.

**Professional(s):** Thomas Dase, PE, of Arthur Ponzio, 400 North Dover Ave, Atlantic City, answered question(s). The chairperson recognized credentials.

**Exhibit(s):** None.

**Public comment:** Eileen DePaul, 4641 Central Ave, in favor of application; Nello Naticchione, 4643 Central Ave, in favor of application; James Pacera, 4639 Central Ave, in favor of application. Public closed.

**Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions, including but not limited to: see PP/PE report dated 5/30/24, zoning schedule, existing & proposed building height, survey.**

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, side yard to 41<sup>st</sup> St, columns & roof, eave aggregate side yard, building coverage, impervious coverage, # parking spaces variances/waivers

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction to application and proposed renovation and the need for variances/waivers.

**Professional(s):** Robert Bachich, RA, of Bachich Associates, 3323 Simpson Ave, Ocean City, provided details of existing structure and proposed renovation. The chairperson recognized credentials.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None. Public closed.

**Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; Mr. Buck and Mr. Geary voted in the negative; needs revisions, including but not limited to: see PP/PE report dated 6/11/24, deed restriction; rear yard porch/deck to conform; impervious coverage; cost estimate**

4. **ZBA24-010 Irwin Trust, 511 11<sup>th</sup> 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 1<sup>st</sup> flr & 2<sup>nd</sup> flr building, maximum habitable stories, building coverage, impervious coverage, 2 dormer setback variances/waivers

**Attorney:** Michael Fusco, II, 6448 West Ave, Ocean City, provided introduction to application, details of proposed new single family development and need for variances/waivers.

**Professional(s):** Kevin Greene, RA, 300 3<sup>rd</sup> St, Ocean City, provided details of proposed renovation and site conditions. The chairperson recognized credentials.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Nancy Notaro, 502 11<sup>th</sup> St, had questions about remaining on-street parking. Public comment closed

**Application tabled to 8/21/24; revisions may be submitted; no noticing required.**

**Old Business:** None.

**Adjournment:** 8:40 pm

**Adopted:** 8/21/24

  
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JAIME M. FELKER, Certified Land Use Administrator