

**NOVEMBER 18, 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. DeMarco, Mr. Geary, Mr. Idell, Mr. Logue, Mr. Miccarelli, Mr. Patrizzi, Mr. Price, and Mr. Waddell

**Absent:** Mr. Buck

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 10/21/20 & 10/28/20 Meeting Minutes:** those eligible to vote adopted unanimously.

**Memorialize resolution:** ZBA20-003 Shaiko; ZBA20-008 Diamante; ZBA20-012 Perkins; ZBA20-015 Diamante – those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZBA20-017 Francis & Karen Iacobucci, 5105-07 Central Ave, Block 5101, Lot 9, R-O-2-40 Zone**

Existing: Duplex

**Proposed: Raise existing duplex requiring lot area, lot width, side, aggregate side and rear yard setbacks, building coverage, impervious and number of parking spaces 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):** David Holst, licensed architect with HDG, 701 West Ave, Ocean City, provided details of proposed raise. John Halbruner, RA, PE, HDG, 701 West Ave, provided detailed information of proposed raise. Mr. Halbruner stated the structure is sound and that no demolition would occur.

**Witness (es):** Francis Iacobucci, applicant, provided information about site and proposed renovation.

**Exhibit(s):** None.

**Public comment:** Frank Briglia, 5108 Central Ave, had concerns about the led lighting, applicant agreed to remove the lighting.

**Granted 5-2, with conditions, Mr. Idell made the motion, Mr. Patrizzi seconded; Mr. Geary and Mr. Waddell voted in the negative; needs revisions (including but not limited to): zoning schedule, gutters and downspouts noted on plan, remove led lights; encroachment resolution; deed restriction; cost estimate/guarantees.**

2. ZBA20-019 Robert & Linda Mannherz, 3418 Wesley Ave, Block 3401, Lot 14 C3418, R-O-2-50 Zone

Existing: Duplex

**Proposed:** Addition of shed dormer requiring total stories and minimum percentage of pitched attic variances/waivers

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

**Professional(s):** Christopher Halliday, RA, 728 West Ave, Ocean City, provided details of existing site, and proposed expansion of attic area to a more usable space.

**Witness (es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-1, with conditions, Mr. Patrizzi made the motion, Mr. Idell seconded; Mr. Waddell voted in the negative; Mr. Price recused himself; needs revisions (including but not limited to): zoning schedule, required off-street parking corrected, show shade tree within 14' of r.o.w. or make \$350 shade tree contribution.**

3. ZBA20-018 Frank & Frances Worrell, 3305-07 Simpson Ave, Block 3305, Lot 5, R-2-40 Zone

Existing: Duplex

**Proposed:** Addition of elevator requiring side yard and aggregate side yard setback variances/waivers

**Attorney:** None.

**Applicant:** Mr. Frank Worrell, provided introduction to application and provided details for the need for elevator.

**Professional(s):** James Chadwick, PE, RA, 1348 Asbury Ave, Ocean City, provided details of proposed elevator and the need for variances.

**Witness (es):** None.

**Exhibit(s):** None.

**Public comment:** Louis Vincze, 3310 Haven Ave, in favor of application.


**Granted 7-0, with conditions, Mr. Idell made the motion, Mr. Patrizzi seconded; needs revisions (including but not limited to): zoning schedule, show all existing street trees.**

**Executive Session:** Mr. Stein briefed members on ongoing litigation and that the judge has sent the case to mediation. The Board unanimously approved a maximum \$1,500 retainer to mediation.

The Board unanimously reappointed the current professionals for 2021.

**Adjournment:** 8:45 pm

Adopted: 12/16/2020

  
JAIME M. FELKER  
Certified Land Use Administrator