

JANUARY 20 2016
CITY OF OCEAN CITY
ZONING BOARD
REGULAR MEETING MINUTES

The Meeting was called to order at 7:00 by Jaime Cornell Fine; announced meeting had been advertised pursuant to P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; asked everyone to rise for the flag salute.

Zoning Board Roll Call:

Present: Mr. Buck, Mr. Frost, Mr. Petrozza, Mr. Quinn, Mr. Rotondi, Mrs. Russell and Mr. Waddell

Absent: Mr. Houck and Mr. Schmeizer

Mark Stein was the attorney for the Board, David Battistini was the Planner/Engineer for the Board and Jaime M. Cornell-Fine was Secretary for the Board.

Secretary report(s):

Reorganization: Chair: James Houck; Vice-Chair: Sharon Russell; Board Secretary: Jaime Cornell-Fine; Board Planner/Engineer: David Battistini; Board Solicitor Mark Stein; official newspaper: Sentinel, secondary: The Press; adopted 2016 meeting schedule.

Adopt 2015 Annual report

Adopt 12/16/15 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD15-042 Hyland; ZC15-046 Bolanos- those eligible to vote adopted unanimously.

Meeting was turned over to the Vice-Chairperson.

New Business:

1. ZD15-041 David Rowan, 620 Battersea Rd, Block 70.02, Lot 11, G30/3000 Zone (continued from 12/16/15)

Existing: Duplex

Proposed: Alteration to existing structure requiring parking, side yard setback and D2 expansion of non-conforming use variances.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, provided introduction to application and the need for variance relief.

Professional(s): None.

Witness(es): George Wray Thomas, 599 Shore Rd, Somers Point, Professional Engineer/Registered Architect, provided details of the proposed variance plan.

Exhibit(s): R1- hand rendering; S1- aerial; D1- sheet A1.0.

Public comment: None.

Granted 7-0, with conditions, Mr. Frost made the motion, Mrs. Russell seconded.

2. ZC15-047 Michael & Lydia Kennedy, 5400-02 Central Ave, Block 5402, Lot 15, R-2-40 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring total side yard setback variance.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided description of proposed amendment.

Professional(s): John Halbruner, Hyland Design Group, 701 West Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed alteration.

Witness(es): None.

Exhibit(s): A1- revised sheet A1.0 dated 1/20/16.

Public comment: None.

Granted 7-0, with conditions; Mrs. Russell made the motion, Mr. Waddell seconded; needs revisions and deed restriction for crawl space.

3. ZC15-043 Ray & Alva Brunner, 407 31st St, Block 3002, Lot 1, R-2-30 Zone

Existing: Single

Proposed: New single family requiring front and rear yard setbacks, habitable stories and gutter/downspouts variances.

Attorney: Jon Batastini, 801 Asbury Avenue, Ocean City, introduced the application and provided description of application.

Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed development.

Applicant: Alva Brunner, applicant, provided testimony for the need for variance relief.

Witness(es): None.

Exhibit(s): L1- commentary graphic provided by Joseph Lehman.

Public comment: Joseph Lehman, 405 31st Street, opposed to application.

Granted 7-0, with conditions, Mrs. Russell made the motion, Mr. Frost seconded; needs revisions; one shade tree contribution.

4. ZC15-048 David & Lisa Rodak, 108 53rd St, Block 5305, Lot 2, OCHN Zone

Existing: Single

Proposed: Alteration to existing structure requiring front yard setback and building coverage variances.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, provided introduction to application and the need for variance relief.

Professional(s): Chris Halliday, Halliday Architects, PO Box 186, Ocean City, Registered Architect, provided details of the proposed alteration.

Witness(es): None.


Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Waddell made the motion, Mrs. Russell seconded; needs revisions.

Adjournment: 9:15 pm

Adopted: 2/7/16


JAIME M. CORNELL-FINE
Certified Land Use Administrator