

MARCH 19, 2014
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. Constable, Mr. Frost, Mr. Houck, Mr. Lucey, Mr. Petrozza, Mrs. Russell and Mr. Waddell

Absent: 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):

Adopt 2/19/14 Meeting Minutes- adopted unanimously.

Memorialize resolutions: ZC13-047 Lowry; ZC14-001 Van Sant; ZC14-003 McHugh - adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **Sensitivity training provided by Human Resources Department-** Liz Woods from Human Resources presented mandatory training video.
2. **ZC13-050 Michael & Mary Lee McGranaghan, 338 E. Atlantic Blvd, Block 70.27, Lot 15, G60/6000 Zone**

Existing: Single family

Proposed: New single family requiring height variance.

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

Professionals: Rebecca Lauer and Mark Asher of Asher Associates, 115 West Avenue Ste 202, Jenkintown, PA, Professional Architects, provided information about development and for the need for variance relief.

Exhibit(s): A1- lot comparison; A2- height comparison; A3- color rendering (V7); A4- color rendering (V8); A5- proposed materials (V4).

Public comment: None.

Granted 7-0, with conditions; Mr. Buck recused himself.

3. **ZD13-039 Richard & Mary Colsher, 1240 Pleasure Ave, Block 1210, Lot 1, RB Zone**

Existing: Single family

Proposed: New single family requiring side yard, aggregate side yard, total stories, impervious, dormer setback, f.a.r variances and tree waiver.

Attorney: Avery Teitler, 618 West Avenue Suite 201, Ocean City, introduced the application and provided brief description of application.

Professionals: Jack Snyder, 2 21st Street, Ocean City, Professional Architect, provided information about proposed development and for the need for variance relief.

Exhibit(s): A1- A6- photographs.

Public comment: None.

Denied 4-3, Mrs. Russell, Mr. Waddell and Mr. Houck voting against.

4. **ZD14-002 Suite 754, LLC, 754 Asbury Avenue, Block 708, Lot 22, CB Zone**

Existing: Retail

Proposed: Alteration to ground floor requiring D-1 and parking variances.

Attorney: Avery Teitler, 618 West Avenue Suite 201, Ocean City, introduced the application and provided brief description of application.

Professionals: James Schwab of Schwab Land Surveying and Planner, LLC, Professional Planner, 8 E. 10th St, Ocean City, provided details of proposed application.

Christopher Halliday of Halliday Architects, PO Box 186, Ocean City, Professional Architect, provided information about renovation and the need for variance relief.

Exhibit(s): None.

Public comment: Marie Tomlinson, 1035 Asbury Ave., opposed to application; Julie Frasca, 801 Asbury Ave., in favor of application; Wood Robinson, 1052 Asbury Ave., opposed to application; Skip Tolomeo, 710 Asbury Ave/339 E. Seaspray, opposed to application; William Michael Wallace, 750 Asbury Ave, opposed to application; Chuck Borland, 750 Asbury Ave, opposed to application; Ione Talese, 918 Asbury Ave, in favor of application; Winnie Piriano, 1028 Asbury Ave, in favor of application; Paul Cunningham, 300 West Ave/733 Asbury Ave, in favor of application; Susan Ang, 752 Asbury Ave, in favor of application; Bob Taylor, 700 Asbury Ave, opposed to application.

Granted 6-1, Mr. Houck voting in the negative; with conditions; needs proof of parking permits.

5. Executive session.

Adjournment: 10:40 pm

Adopted: 4/23/14



JAIME M. CORNELL-FINE
Zoning Board Secretary