

SEPTEMBER 17, 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. Houck, Mr. Lucey, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Frost

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.

New Business:

Secretary report(s):

Adopt 8/27/14 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD14-017 Schiraldi, ZC14-020 Viney, ZC14-018 Beasley, ZC14-019 Ryan – those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

1. **ZC14-023 William & Joan Schramm, 66 E. Station Rd, Block 70.07, Lot 14, G45/5000 Zone**

Existing: Vacant

Proposed: Construct new single family requiring rear yard setback, building coverage, front facing garage, gutters and total stories variances and waivers.

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

Professional(s): George “Terry” Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided information about development and for the need for variance relief.

Witness(es): Joan Schramm, applicant, 66 E. Station Road; provided information about application and the need for variance relief.

Exhibit(s): None.

Public comment: Russ McPaul, 21 Sindia Rd, in favor of application; Barry Bloom, 82 E. Station Rd, in favor of application; Sandy Hilbert, 56 E. Station Rd, in favor of application; Mark Baum, 86 E. Station Rd, in favor of application.

Granted 6-1, with conditions; needs revisions; cost estimate; Mrs. Russell voting in the negative.

2. **ZC14-022 Jennifer & Vincent Malfitano, 55 W 16th St, Block 1510, Lot 27, BV 1-35 Zone**

Existing: Single family

Proposed: Alteration to existing structure requiring front yard and side yard variances

Attorney: Keith Davis, 4030 Ocean Heights Avenue, Egg Harbor Township, introduced the application and provided brief description of application.

Professional(s): Christina Amey, 761 Asbury Avenue, Ocean City, provided information about development and for the need for variance relief.

Witness(es): Vincent Malfitano, applicant, 55 W. 16th Street, provided information about application.

Exhibit(s): None.

Public comment: None.

Granted 7-0; with conditions; deed restriction; cost estimate.

3. **ZD14-024 Dolores Presnall & Vincent & Judy Sacco, 1041 Central Ave, Block 1003, Lot 1, R-2-40 Zone**

Existing: Multi-family

Proposed: Alteration to units A2 and A3 requiring expansion of non-conforming use (D2) variance.

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

Professionals: George "Terry" Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided information about development and for the need for variance relief; confirmed additional "c" variance for impervious would be required.

Witness(es): Dolores Presnall, applicant, 1041 Central Ave, provided details about proposed deck(s).

Exhibit(s): None.

Public comment: Merry Wagner, 1037 Central Ave- stated would not notice extension of decks and in favor of application; John David Wagner, 1037 Central Ave- stated would not notice extension of decks and in favor of application.

Mr. Batastini requested application be tabled until 10/15/14, those eligible to vote: all in favor; no re-noticing required.

Adjournment: 9:20 pm

Adopted: 10/15/14


JAIME M. CORNELL-FINE
Zoning Board Secretary