

OCTOBER 15, 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 (arrived after roll call), Mr. Houck, Mr. Lucey, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

Absent: None

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 9/17/14 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC14-023 Schramm; ZC14-022 Malifitano – those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

1. **ZC14-028 Jack & Eileen Ball, 112 W 10th St, Block 1009.02, Lot 3 & 3.01, R-L-1-25 Zone**

Existing: Single family

Proposed: Alteration to existing structure requiring front yard, side yard, aggregate side and rear yard setback variances.

Attorney: Jeffrey Sutherland, 2106 New Road, Ste F-4, Linwood, requested application be continued to next available meeting.

Professionals: None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Application tabled until 11/19/14, those eligible to vote: all in favor; no re-noticing required except all utilities must be properly noticed.

2. **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; provided letter to members describing the conditions and reasons variance(s) may be granted.

Professionals: 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): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions; Mr. Frost ineligible to vote and Mr. Schmeizer recused himself.

3. **ZD14-026 George & Lori Vanderheyden, 61 W 17th St, Block 1709, Lot 34, BN30/3000 Zone**

Existing: Vacant

Proposed: New single family requiring rear yard, side yard and aggregate side yard setbacks, building coverage, impervious coverage and "D" f.a.r. variances.

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.

Witness(es): None

Exhibit(s): None.

Public comment: Gary Chiumento, 39 W. 17th Street, had concerns about safety issues in the side yards; Fran Davish, 70 W. 17th Street, in favor of application.

Granted 7-0, with conditions; needs revisions; cost estimate; guarentees.

4. The Board voted unanimously to reappoint the current professionals for the calendar year 2015.

Adjournment: 8:40 pm

Adopted: 11/19/14



JAIIME M. CORNELL-FINE
Zoning Board Secretary