

NOVEMBER 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, 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 10/15/14 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD14-024 Presnall/Sacco; ZD14-026 Vanderheyden- those eligible to vote adopted unanimously.

Rules of Procedure- adopted unanimously with revisions provided by Mrs. Russell.

Meeting was turned over to the Chairperson.

1. **ZD14-029 Donald & Kathryn Johnson, 1017 Simpson Ave, Block 1007, Lot 9, R-1-40 Zone**

Existing: Mixed use

Proposed: Construct new duplex requiring “D-1” use 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.

Witness(es): None.

Exhibit(s): None.

Public comment: Andrew Mayes, 184 Asbury Road, Egg Harbor Twp, in favor of application.

Granted 5-2, Mrs. Russell and Mr. Houck voting in the negative; with conditions; needs cost estimate; guarentees; fee for one waiver.

2. **ZC14-021 Peter Nolan & Karen Sabatini, 4861 West Ave, Block 4803, Lot 1, R-1-30 Zone**

Existing: Vacant

Proposed: Construct new single family requiring building and impervious coverage variances.

Applicant: Peter Nolan, 4861 West Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: James Chadwick, 841 Central Avenue, Ocean City, Professional Architect/Engineer, provided information about development and for the need for variance relief.

Witness(es): None.

Exhibit(s): A1- 3 pages of photographs; A2- plan plus existing vs. proposed ordinance.

Public comment: None.

Granted 6-1, with conditions, Mr. Schmeizer voting in the negative; needs cost estimate; guarentees.

3. **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, provided introduction to application and the need for variance relief.

Professionals: James Chadwick, 841 Central Avenue, Ocean City, Professional Architect/Engineer, provided information about development and for the need for variance relief.

Applicant: John "Jack" Ball, 112 W. 10th Street, Ocean City, provided brief description of application.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions including agreement for easements with adjoining property; needs revisions; fee for one waiver.

4. **ZC14-032 Sean & Melissa Bailey & John & Diane Murray, 870 Third St, Block 302, Lot 22, C-2-40/4000 Zone**

Existing: Duplex

Proposed: New duplex lot area and width variances.

Attorney: Daniel Young, 701 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: Frank Zuch, 864 3rd Street, in favor of application.

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

5. The Board voted unanimously to reappoint professionals for 2015 calendar year.

Adjournment: 9:40 pm

Adopted: 12/17/14


JAIME M. CORNELL-FINE
Zoning Board Secretary