

DECEMBER 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. 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 11/19/14 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD14-029 Johnson; ZC14-021 Nolan/Sabatini; ZC14-028 Ball; ZC14-032 Bailey/Murray- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

1. ZC14-033 Andrew Palmer, 946 Pleasure Ave, Block 910, Lot 22, R-1-30 Zone

Existing: Vacant

Proposed: New single family requiring front yard setback variance.

Applicant: Andrew Palmer, 25 Elmwood Ave, Marlton, introduced and provided brief description of application.

Attorney: None.

Professionals: Robert Bachich, 3323 Simpson Ave, Ocean City, Professional Architect, provided information about development and for the need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: Paul Michener, 18 W 10th St, spoke in favor of application.

Granted 7-0, with conditions; needs deed restriction; revisions.

2. ZD13-010 Gary & Joann Mercer, 101 Bay Avenue, Block 111, Lot 9, NEN Zone

Existing: Single family

Proposed: Alter existing structure requiring front yard, rear yard, side yard, side yard aggregate setbacks, building height, building coverage, garage setback and f.a.r. variances.

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

Professionals: Kevin Greene, 337 West Avenue, Ocean City, Professional Architect, provided information about miscalculation.

Exhibit(s): None.

Public comment: Mary Kate Pedano, 200 Bay Ave, spoke in favor of application.

Granted 7-0.

3. **ZC14-041 65 Walton Place LLC, 65 Walton Pl, Block 1009.01, Lot 29 & 29.01, R-L-1-25 Zone**
Existing: Single family
Proposed: New single family requiring front, side, aggregate side and rear yard setbacks, tree and parking variances.

Attorney: William Serber, 201 E 34th St, Ocean City, provided introduction to application and the need for variance relief.

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 also provided condition(s) of the existing site.

Witness(es): None.

Exhibit(s): A1- elevations.

Public comment: Lou DiJoseph, 60 Walton Pl, spoke in favor of application.

Granted 7-0, with conditions; needs revisions.

Adjournment: 8:40 pm

Adopted: 12/1/15


JAIME M. CORNELL-FINE
Zoning Board Secretary