

**JANUARY 21, 2015**  
**CITY OF OCEAN CITY**  
**ZONING BOARD**  
**REGULAR MEETING MINUTES**

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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. Lucey, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

**Absent:** Mr. Houck

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):**

**Reorganization:** Chair: James Houck; Vice-Chair: Sharon Russell; Board Secretary: Jaime Cornell-Fine; Board Planner/Engineer: David Battistini; Board Solicitor Mark Stein; official newspaper: Sentinel, secondary: The Press; adopted 2015 meeting schedule.

**Adopt 12/17/17 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZC14-033 Palmer; ZC14-040 Mercer; ZC14-041 65 Walton P1- those eligible to vote adopted unanimously.

**Meeting was turned over to the Vice-Chairperson.**

**New Business:**

**1. ZA14-038 Brothers of the Christian Schools, 3041 Central Ave, Block 3001, Lot 1.03, R-O-2-50 Zone**

Existing: Vacant

**Proposed: Appeal of administrative officer and interpretation.**

**Attorney:** Stephen Nemad, 4030 Ocean Heights Avenue, Egg Harbor Twp, introduced the application and provided description of application and the need for interpretation and appeal; provided details of “single” family use.

**Applicant(s):** Brother James Martino provided details of the operation of the “brothers” and proposed use.

**Professional(s):** Robert Bachich, 3323 Simpson Avenue, Ocean City, Professional Architect, provided information about proposed development and use as “single” family.

**Exhibit(s):** All exhibits were provided in application and application provided to members: A-1 site plan; A-2 architectural rendering 1; A-3 architectural rendering 2; A-4 grade level plan; A-5 floor plan 1<sup>st</sup> floor; A-6 floor plan 2<sup>nd</sup> floor; A-7 zoning permit dated September 2, 2014; A-8 Robert Penrose’s building review letter dated September 30, 2014; A-9 Tracy Siebold, Esquire letter to City Solicitor, Dorothy McCrosson, Esquire dated October 7, 2014; A-10 Dorothy M. McCrosson, Esquire email dated October 14, 2014; A-11 Zoning Official’s refusal of permit dated October 15, 2014.

**ZA14-038 Brothers of the Christian Schools (continued)**

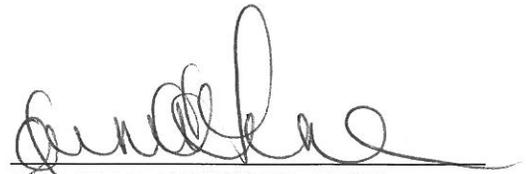
**Witness(es):** Kenneth Jones, Zoning Official, provided details of his permit(s); Chief Chris Breunig, Fire Chief, commented appears to be more of a UCC issue; Roger McLarnon, Director of Community Operations and Municipal Engineer, commented appears to be UCC issue.

**Public comment:** John Brennan, 3055 Asbury Ave, agrees with “single” family use; Jerry Barry, 3044 Central Ave, agrees with “single” family use.

**Granted 7-0, with condition appeal withdrawn; Mr. Lucey recused himself.**

**Adjournment:** 10:30 pm

Adopted: 2/25/15



JAIME M. CORNELL-FINE  
Zoning Board Secretary