

JUNE 18, 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 5/28/14 Meeting Minutes- adopted unanimously.

Memorialize resolutions: ZC13-048 Heller- all adopted unanimously.

Meeting was turned over to the Chairperson.

1. ZC14-016 Ocean City Builders LLC, 113 Ocean Avenue, Block 104, Lot 13, C2-40/4000 Zone

Existing: Single family

Proposed: Duplex requiring lot width and lot frontage variances.

Attorney: Avery Teitler, 618 West Avenue Ste. 201, Ocean City, introduced the application and provided brief description of application.

Professionals: George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect, provided information about development and for the need for variance relief.

Witness(es): None.

Exhibit(s): A1- Colored rendering.

Public comment: None.

Granted 7-0, with conditions; needs revision.

2. **ZD14-012 Thomas Lilly & Stephen Bell, 716 Moorlyn Terrace, Block 803, Lot 5, HZ Zone**

Existing: Triplex and parking area

Proposed: Minor subdivision requiring use, building coverage and lot depth variances and waivers.

Attorney: Jon Batastini, 801 Asbury Avenue Suite 412, Ocean City, introduced the application and provided brief description of application.

Professionals: George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect, provided information about development and for the need for variance relief. Provided details about the "new" Hospitality Zone.

John Halbruner, Hyland Design Group, 701 West Avenue, Ocean City, provided details of the proposed subdivision.

Witness(es): None.

Exhibit(s): A1- reprint of tax map; A2- 1997 survey; A3- colored rendering

Public comment: Marc Shuster, 2518 Asbury Avenue, opposed to application.

Granted 7-0, with conditions; needs revisions; one shade tree contribution; cost estimate.

Adjournment: 8:45 pm

Adopted: 7/16/14



JAIME M. CORNELL-FINE
Zoning Board Secretary