



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY SERVICES

April 17, 2013

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. Houck, Mrs. Russell, Mr. Schmeizer, Mr. Petrozza, Mr. Constable, Mr. Waddell, Mr. Lucey and Mr. Buck

Absent: Mr. Frost

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):

3/20/13-Meeting Minutes- adopted unanimously.

Resolutions ZC13-001 Stamatakis, ZC13-004 Young, ZB13-008 Cellco - adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC12-039 Michael Lorenz, 40 Waterway Rd, Block 3110, Lot 17 & 17.01, R-L-1-50 Zone**

Existing: Single family

Proposed: Remove and replace existing patio requiring side yard setback variance.

Applicant: Patricia Lorenz, 24 Christine Lane, Cherry Hill, provided details of proposed application and the need for variance relief.

Professionals: John Halbruner, president Hyland Design Group, 701 West Avenue, Ocean City, Professional Architect, provided testimony for the need for variance relief.

Exhibit(s): None .

Public comment: None.

Granted 7-0, with conditions.

2. **ZC13-005 Eric McDowell, 4 Gilbert Lane, Block 2213, Lot 10, RN50/5000 Zone**

Existing: Single family

Proposed: Constructed 4' solid fence requiring rear yard setback variance and waiver for height and type of fence.

Applicant: Eric McDowell, 4 Gilbert Lane, Ocean City provided information about proposal.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions.

3. **ZC11-014 James Witchko, 801 St. Charles Pl, Block 102, Lot 54, C30/3000 Zone**

Existing: Vacant

Proposed: Construct duplex requiring lot area, lot width, lot frontage, side yard and building coverage variances; a waiver of strict compliance for shade trees or payment in lieu is also required.

Applicant: James Witchko, 135 Ocean Avenue, Ocean City, introduced his professional and brief description of application.

Professionals: Jack Snyder, 2 21st Street, Ocean City, provided information about proposed development and need for variance relief.

Witness: Richard Witchko, 230 Lays Drive, Glenside, PA, co-owner of property, provided brief description of site and the proposed application.

Exhibit(s): None.

Public comment: None.

Denied 2-5, Russell, Schmeizer, Petrozza, Constable, Waddell voting in the negative.

4. **ZA13-007 George & Joan Choriw, 410 Ocean Ave, Block 405, Lot 10, R-2-50 Zone**

Existing: Single family

Proposed: Appeal from administrative officer for denial of demolition

Attorney: Clem Lisitski, 3318 Simpson Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: John Halbruner, president Hyland Design Group, 701 West Avenue, Ocean City, Professional Architect, provided detailed testimony of current condition of site and the need for the appeal.

Applicant: Gorge Choriw, 413 Ocean Avenue, Ocean City, provided brief details of site.

Exhibit(s): A1 sketch; A2 – A6 pictures; A7 DEP survey form; HPC1- HPC11 photos of structures throughout the Historic District; W1- W2 Princeton Library map view of site c1909; L1 five sheets of various documents.

Public comment: Jeff Sutherland, 428 Central Avenue, Ocean City, representative from the Historic Preservation Commission (HPC), does not support the demolition; Joan Debellis, 412 Ocean Avenue, Ocean City, opposes demolition; Penny Watson, Watson & Henry, professional for the HPC, stated structure may be rehabilitated; John Loeper, 401 Wesley Avenue, Ocean City, supports the demolition; Pamela Womble, 701 4th Street, Ocean City, supports the demolition; Joan Berkey, 707 North Delsea Drive, South Dennis, had comments; Suzanne Mancus, 409 Ocean Avenue, Ocean City, supports the demolition

Denied 3-4, Russell, Lucey, Waddell, Houck voting in the negative.

Adjournment: 11:20 pm

Adopted: 6/19/13


JAIME M. CORNELL-FINE
Zoning Board Secretary