



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY OPERATIONS

June 19, 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. Frost, Mr. Schmeizer, Mr. Petrozza, Mr. Constable, Mr. Waddell, Mr. Lucey and Mr. Buck

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.

Secretary report(s):

Adopt 4/17/13 and 4/24/13-Meeting Minutes- adopted unanimously

Memorialize resolutions: ZC12-039 Michael Lorenz; ZC13-005 Eric McDowell; ZC11-014 James Witchko; ZA13-007 George & Joan Choriw; ZC12-035 Harry & Judith Snyder; ZD13-006 Mark & Patricia Hyduk; ZC13-009 White/Azzarrano- **all adopted unanimously**

Meeting was turned over to the Chairperson.

New Business:

1. **ZC13-011 Elizabeth & Ken Carpenter, 3140 Bay Avenue, Block 3007, Lot 45, R-1-50 Zone**

Existing: Single family

Proposed: Alter existing structure requiring rear yard setback and storage height variances.

Attorney: Jeffrey Sutherland, 2106 New Road, Linwood, introduced the application and provided brief description of application.

Professionals: Christina Amey, 761 Asbury Avenue, Ocean City, Professional Architect, provided information about development and for the need for variance relief.

Applicant: Ken Carpenter, provided details of proposed application and the need for variance relief.

Exhibit(s): None .

Public comment: Roy Wagner, 2824 Wesley Avenue, had comments; Paul Leonetti, 3121 Bayland Drive, spoke in favor of application; Marc Shuster, 2518 Asbury Avenue, had comments.

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

2. **ZD13-012 William & Catherine Panico, 22 Simpson Road, Block 70.10, Lot 25, G60/6000 Zone**

Existing: Duplex and single family detached cottage

Proposed: Construct new single family and maintain existing separate cottage requiring D-1 variance.

Attorney: Jeffrey Sutherland, 2106 New Road, Linwood, introduced the application and provided brief description of application.

Professionals: Christina Amey, 761 Asbury Avenue, Ocean City, Professional Architect, provided information about development and for the need for variance relief.

Applicant: Catherine Panico, provided details of proposed application and the need for variance relief.

Exhibit(s): None .

Public comment: Mary Beth Owens, 21 Simpson Road, spoke in favor of application; William Martin, 18 Simpson Road, spoke in favor of application; Roy Wagner, 2824 Wesley Avenue, had comments; Marc Shuster, 2518 Asbury Avenue, spoke in favor of application.

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

3. **ZC13-016 Corrado Napoletano & Claude Napoletano, 406 56th Street, Block 5602, Lot 16, R-2-30 Zone**

Existing: Single family

Proposed: Construct new duplex requiring building coverage and parking setback variances.

Attorney: Daniel Young, 701 West Avenue, Ocean City, introduced the application and provided brief description of application.

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

Exhibit(s): None.

Public comment: None.

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

4. **ZC13-017 Thomas & Susan Mitchell, 40-42 Bay Avenue, Block 15, Lot 2 & 2.01, RB Zone**

Existing: Single family

Proposed: Alter existing structure requiring side, aggregate side yard and rear yard setbacks, off street parking and gutter/downspouts variances.

Attorney: Daniel Young, 701 West Avenue, Ocean City, introduced the application and provided brief description of application.

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

Applicant: Susan Mitchell, provided details of proposed application and the need for variance relief.

Exhibit(s): None.

Public comment: Gary Mercer, 101 Bay Avenue, spoke in favor of application; Roy Wagner, 2824 Wesley Avenue, had comments.

Granted 7-0, with conditions; needs revisions.

5. **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 of application and the need for variances.

Professionals: Kevin Greene, 337 West Avenue, Ocean City, Professional Architect, provided information about rehabilitation and for the need for variance relief.

Applicant(s): Gary Mercer, provided details of proposed application and the need for variance relief; Joanne Mercer, provided details of structure.

Exhibit(s): A1- sheet Z1 of plans; A2- photograph; A3- photograph.

Public comment: Ron Shaiko, 6 First Street, had various comments; Susan Mitchell, 40-42 Bay Avenue, spoke in favor of application; Meridith Golia, 4 First Street, had a question for Mr. Green.

Granted 5-2, with conditions; needs revisions. Mr. Schmeizer and Mr. Frost voting in the negative.

Adjournment: 10:50 pm

Adopted: 7/17/13


JAME M. CORNELL-FINE
Zoning Board Secretary

