

**NOVEMBER 20, 2013
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. Constable, Mr. Frost, Mr. Houck, Mr. Lucey, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Buck

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 10/23/13 Meeting Minutes- adopted unanimously.

Adopt 2014 meeting schedule- adopted unanimously.

Memorialize resolutions: ZD13-022 Hope - adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZD12-026 HSR Management LP 41 Lagoon Rd, Block 70.12, Lot 23, R-L-1-50 Zone

Existing: Duplex

Proposed: Construct new duplex requiring use, lot width and impervious coverage variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: James Chadwick, 841 Central Avenue, Ocean City, Professional Architect, provided information about development and for the need for variance relief.

Applicant: Hugh McIntyre, 15 Lagoon Road, provided details for the proposal and the need for granting of the variances.

Exhibit(s): A1- photo; A2- photo of rear of structure; A3- rendering by reference; A4- rendering by reference.

Public comment: Jimmy Waters, 117 Battersea Road, spoke against application; Holly Monihan, 267 North Point Road, spoke against application; Rich Henry, 247 North Point Road, spoke against application; Mary Louise Berdow, 222 W. Atlantic Blvd, spoke against application; Michael Monihan, 267 North Point Road, spoke against application.

Denied 2-5.

2. ZD13-033 Louis & Cynthia Giroud, 9 W 17th St, Block 1608, Lot 3, BN 30/3000 Zone

Existing: Duplex

Proposed: Elevate structure and appurtenances requiring D-2 for expansion, patio height, rear yard, side yard and parking setback variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: John Halbruner, Hyland Design Group, 701 West Avenue, Ocean City, provided information about development and for the need for variance relief.

Exhibit(s): None.

Public comment: None

ZD13-033 Louis & Cynthia Giroud (cont'd)

Granted 7-0, with conditions; needs revisions.

3. ZC13-036 Thomas & Joy Mistele, 1408 Pleasure Ave, Block 1412, Lot 12, RB Zone

Existing: Vacant

Proposed: New single family requiring rear yard setback and storage height variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: Mark Asher, Asher Associates, 115 West Avenue, Jenkintown, PA, provided information about development and for the need for variance relief.

Exhibit(s): A1- sheet V-5 by reference; A2- sheet V-6 by reference.

Public comment: None.

Granted 7-0, with conditions; needs revisions and deed restriction; Mr. Lucey recused himself.

4. ZC13-032 Ali & Tahani Naggar, 838 Park Pl, Block 303, Lot 11, C40/4000 Zone

Existing: Duplex

Proposed: New duplex requiring lot area and width variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.

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

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions; needs revisions.

Executive Session

Adjournment: 9:30 pm

Adopted: 12/18/13


JAIME M. CORNELL-FINE
Zoning Board Secretary