

**DECEMBER 18, 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. Buck, Mr. Constable, Mr. Frost, Mr. Houck, Mr. Lucey, Mr. Petrozza, Mr. Schmeizer and Mr. Waddell

**Absent:** Mrs. Russell

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 11/20/13 Meeting Minutes-** adopted unanimously.

**Memorialize resolutions:** ZD12-026 HSR; ZD13-033 Giroud; ZC13-036 Mistele; ZC13-032 Naggar - all adopted unanimously.

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

**New Business:**

**1. ZD13-041 Kurt & Kathleen Feinstein, 215 18<sup>th</sup> St, Block 1705, Lot 28, R-1-30 Zone**

Existing: Duplex

**Proposed:** Construct new duplex requiring use variance.

**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, Professional Architect, provided information about development and for the need for variance relief.

**Applicant:** Kathy Feinstein, 42 Walnut Road, provided details for the proposal and the need for granting of the variances; Kurt Feinstein, 42 Walnut Road, provided additional details of application.

**Exhibit(s):** A1- use map; A2- before and after elevation(s); A3- rendering.

**Public comment:** None.

**Granted 6-1, Waddell voting in the negative; with conditions.**

**2. ZC13-046 Arleen Kupper, 600 Central Ave, Block 604, Lot 16, RMF Zone**

Existing: Duplex

**Proposed:** Elevate structure and appurtenances requiring front yard, side yard, aggregate side, parking and rear yard setback, impervious coverage, parking spaces and storage height variances.

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

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

**Applicant:** Arleen Kupper, 600 Central Avenue, provided details for the proposal and the need for granting of the variances.

**Exhibit(s):** A1- A5- photographs.

**Public comment:** None

ZC13-046 Arleen Kupper (cont'd)

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

Adjournment: 8:40 pm

Adopted: 1/15/14

  
JAIME M. CORNELL-FINE  
Zoning Board Secretary