MARCH 18, 2015
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. Petrozza and Mr. Waddell

Absent: Mr. Lucey, Mrs. Russell and Mr. Schmeizer

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 2/25/15 Meeting Minutes- those eligible to vote adopted unanimously.
Memorialize resolutions: ZC14-036 Raden, ZC14-039 Harvey, ZC14-043 Martino- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC15-005 Martin Prince LLC, 4 E New Castle Rd, Block 70.06, Lot 2, G60/6000 Zone**
   Existing: Single family
   Proposed: New single family requiring rear yard setback, building height and coverage, total stories and gutter/downspout variances.

   Attorney: Michael Fusco, II, 644 West Avenue, Ocean City.
   Opposing Attorney: Douglas Walker representing the Hughes' and Gideon's.

   Application to be transferred to the Planning Board for 5/13/15 hearing; no renoticing.

2. **ZD14-044 Michael & Joann Roppatte, 109 North St, Block 70.09, Lot 2, G60/6000 Zone**
   Existing: Single family
   Proposed: Alteration to existing structure requiring front, side and rear yard setback and f.a.r variances and waiver.

   Attorney: None.
   Applicant: Joanne Roppatte provided introduction to application.
   Professional(s): George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided details of the proposed plan and need for variance relief.
   Witness(es): None.
   Exhibit(s): None.
   Public comment: LuAnn Robertson, 100 North St, in favor of application; Ryan Lawrence, 61 Simpson Rd, in favor of application; Dean Adams, 103 Bartram/11 North St, in favor of application; James Atkinson, 18 Station Rd West, comments.

   Granted 6-0, with conditions; needs revisions.

3. **ZMISC15-004 Victor Maggitti Jr, 5245-47 Central Ave, Block 5201, Lot 1, R-O-2-50 Zone**
   Existing: Duplex
   Proposed: Amendment to previously approved plans.

   Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.
   Professionals: Mark Asher, Asher Associates, Professional Architect, provided information of the amendment(s) to previously approved plan.
   Witness(es): None.
   Exhibit(s): A1- color coded revisions rendering (in representation).
   Public comment: None.

Granted 6-0.

4. **ZD15-002 Thomas & Donna Major, 249 West Ave, Block 211, Lot 4, NB Zone**
   Existing: Vacant
   Proposed: New single family requiring D-1 use variance.

   Attorney: Jon Batastini, 801 Asbury, Ocean City, requested application be rescheduled.
   Professionals: NA
   Witness(es): NA
   Exhibit(s): NA
   Public comment: NA

   Application re-scheduled for 5/27/15, no renoticing required.

Adjournment: 8:00 pm

Adopted: 4/15/15

JAIME M. CORNELL-FINE
Certified Zoning Board Secretary