

**SEPTEMBER 16, 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 (arrived 8:19 pm), Mr. Constable, Mr. Houck, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

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): Adopt 8/19/15 Meeting Minutes- those eligible to vote adopted unanimously.
Memorialize resolutions: ZC15-018 Farrell; ZC15-027 Smith; ZC15-028 Savastano- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZC15-023 Marianne Becker Revocable Trust, 4541-43 Central Ave, Block 4501, Lot 2 C2, R-O-2-40 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring impervious variance.

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

Professional(s): Robert Green, 1512 Atkinson Avenue, Somers Point, Professional Engineer, provided details of the proposed recharge plan.

Applicant: Robert Becker, applicant, provided testimony for the need for variance relief.

Witness(es): Anita Peppelman, owner of C1, provided testimony for the need for variance relief.

Exhibit(s): A1- two pictures; A2- doctor's letter; A3- picture before pavers.

Public comment: Paul Wenclawiak, 4545 Central Ave, in favor of application.

Granted 4-2, with conditions, Mr. Petrozza made the motion, Mrs. Russell seconded; recharge.

2. ZC15-031 Thomas & Karen Tolbert, 1041 Wesley Ave, Block 1003, Lot 22, R-2-40 Zone

Existing: Duplex

Proposed: New duplex requiring lot area and rear yard setback variances.

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

Professional(s): Andrew Bechtold, from George Wray Thomas, 599 Shore Rd, Somers Point, Registered Architect, provided details of the proposed variance plan.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Waddell made the motion, Mrs. Russell seconded; needs revisions, deed restriction, cost estimate.

3. **ZC14-007 Gary Blaszczyk, 118 Waterway Rd, Block 3110, Lot 32, R-L-1-50 Zone**

Existing: Single family

Proposed: Alteration requiring rear yard setback and impervious coverage variances.

Attorney: Eric Goldstein, 4030 Ocean Heights Avenue, Egg Harbor Township, introduced the application and provided brief description of application.

Professional(s): Thomas Dase, from Arthur Ponzio Co. & Assoc., Inc., 400 North Dover Avenue, Atlantic City, provided details of the proposed plan and need for variance relief.

Applicant: Gary Blaszczyk, applicant, provided testimony for the need for variance relief.

Witness(es): None.

Exhibit(s): A1- aerial photograph.

Public comment: None.

Granted 7-0, with conditions, Mr. Schmeizer made the motion, Mr. Constable seconded; needs revisions, copy of tidelands approval/agreement.

4. **ZD15-033 Discovery World LLC, 500 Bay Ave 101 S, Block 412, Lot 6, RMB Zone**

Existing: Multi mix use

Proposed: Alteration requiring use variance.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, provided introduction to application and the need for variance relief.

Professional(s): Andrew Bechtold, from George Wray Thomas, 599 Shore Rd, Somers Point, Registered Architect, provided details of the proposed variance plan.

Applicant: Terry Camoratto, applicant, provided testimony for the need for variance relief.

Witness(es): Jane Friel, vice president of 500 Bay Ave Condo Assoc., provided testimony. Joyce Caparelle, president of 500 Bay Ave Condo Assoc., provided testimony.


Exhibit(s): A1- aerial of site (in representation); A2- copy of child care license; A3- traffic report.

Public comment: Ashley Madden, 47 Bay Rd, in favor of application; John Thornton, 220 Dory Dr, in favor of application; Lisa Mack, 16 Sweetwater Ct, in favor of application; Dana Linthicum, 635 Battersea Rd, in favor of application; Sara Chamberlain, 112 Waterway Rd, in favor of application.

Granted 7-0, with conditions, Mr. Schmeizer made the motion, Mr. Constable seconded.

Adjournment: 10:10 pm

Adopted: 10/2/15


JAIME M. CORNELL-FINE
Certified Zoning Board Secretary