

**OCTOBER 21, 2015**  
**CITY OF OCEAN CITY**  
**ZONING BOARD**  
**REGULAR MEETING MINUTES**

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**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 (recused himself from meeting 6:18), Mr. Houck, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

**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 9/16/15 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC15-023 Becker, ZC15-031 Tolbert, ZC14-007 Blaszczyk, ZD15-033 Discovery- those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZC15-030 Alcide & Linda Postorivo, 4903 Central Ave, Block 4901, Lot 12, R-O-2-40 Zone**

Existing: Duplex

**Proposed:** Alteration to existing structure requiring rear yard setback variance.

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

**Professional(s):** Kevin Greene, 337 West Avenue, Ocean City, Professional Architect, provided details of the proposed alteration.

**Witness(es):** None.

**Exhibit(s):** A1- photo of existing structure; A2- photo of existing structure; A3- photo of existing structure.

**Public comment:** None.

**Granted 6-1, with conditions, needs revisions; Mr. Schmeizer made the motion, Mr. Constable seconded; Mr. Waddell voted in the negative.**

2. **ZC15-034 Estate of Eulia Frain, 14 W Revere Pl, Block 811, Lot 14, R-L-2-50 Zone**

Existing: Duplex

**Proposed: New duplex requiring lot width variance.**

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

**Professional(s):** George Wray Thomas, 599 Shore Road, Somers Point, Professional Engineer/Architect, provided details of the proposed application.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, needs revisions, cost estimate, deed restriction; Mr. Schmeizer made the motion, Mr. Petrozza seconded.**

3. **ZC15-036 John & Ellen Perry, 812 Coolidge Rd, Block 810.01, Lot 9, RPN Zone**

Existing: Single

**Proposed: Alteration to existing structure requiring front yard setback variance.**

**Attorney:** None.

**Professional(s):** None.

**Applicant:** Ellen Perry, applicant, provided testimony for the need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

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

4. **ZC15-037 Estate of Walter Benner, 2500-02 Wesley Ave, Block 2501, Lot 13, R-2-50 Zone**

Existing: Duplex

**Proposed: New duplex requiring lot width and frontage variances.**

**Attorney:** Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of application.

**Professional(s):** George Wray Thomas, 599 Shore Road, Somers Point, Professional Engineer/Architect, provided details of the proposed application.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Virginia Heideck, 2508 Wesley Ave, has concerns about parking.

**Granted 7-0, with conditions, needs cost estimate; Mr. Schmeizer made the motion, Mr. Constable seconded.**

5. ZD15-032 T&T Properties LLC, 1350 Tioga Terr, Block 1308, Lot 12, R-1-40 Zone

Existing: Duplex

**Proposed:** Alteration to existing structure requiring D-2 for expansion of non-conforming use and rear, side and aggregate side yard setback variances.

**Attorney:** Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of application.

**Professional(s):** Daniel Wheaton, Ten10 Architecture, 269 Raft Avenue, Manahawkin, Professional Architect, provided details of the proposed plan.

**Witness(es):** None.

**Exhibit(s):** A1- letter from Jules Konschak; A2- draft easement agreement; A3- revised architectural "EX-1"; A4- revised architectural "EX-2".

**Public comment:** Mary Milideo, 1359 Tioga Terrace, opposed to application.

**Granted 7-0, with conditions, needs revisions, cost estimate, copy of signed easement, copy of filed easement condition of CO; Mrs. Russell made the motion, Mr. Petrozza seconded.**

**Other business:** Mr. Houck had comments about second reading of #Ord. 15-22. Mr. Schmeizer would like the Planning Board to review lot width(s) on W. Revere Place in the R-L-2-50 Zone, secretary will add to annual report.

October 28, 2015 meeting cancelled.

**Adjournment:** 9:21 pm

Adopted: 11/18/15

  
JAIME M. CORNELL-FINE  
Certified Zoning Board Secretary

