

**NOVEMBER 18, 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, 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 10/21/15 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC15-030 Postorivo; ZC15-034 Frain; ZC15-036 Perry; ZC15-037 Benner; ZD15-032 T&T - those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZMISC15-039 Gene & Holly Clark, 15 E Aberdeen Rd, Block 70.60, Lot 17, G60/6000 Zone**

Existing: Single family

**Proposed:** Amendment to previously approved plans.

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

**Professional(s):** Edwin Howell, 854 Asbury Avenue, Ocean City, Professional Architect, provided details of the proposed amendment.

**Witness(es):** None.

**Exhibit(s):** A1- previously approved plan.

**Public comment:** None.

**Granted 6-1, with conditions; Mr. Frost recused himself; Mr. Schmeizer made the motion, Mr. Constable seconded, Mr. Buck voting in the negative.**

2. **ZD15-038 Theodore & Janet D'Alessio, 16 Morningside Rd, Block 70.34, Lot 31, R-2-40 Zone**

Existing: Triplex

**Proposed:** Alteration to existing structure requiring parking, half-story and D2 expansion of non-conforming use variances.

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

**Professional(s):** 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 7-0, with conditions, Mrs. Russell made the motion, Mr. Waddell seconded.**

3. **ZC15-040 Luis Bolanos, 500 19<sup>th</sup> St, Block 1902, Lot 12, R-2-40 Zone**

Existing: Duplex

**Proposed:** New duplex requiring lot area and width, side yard and aggregate side yard setback variances.

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

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

**Witness(es):** None.

**Exhibit(s):** None.

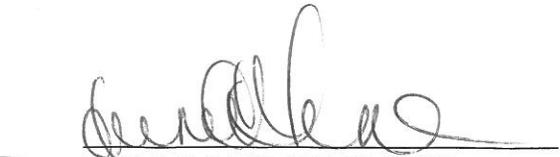
**Public comment:** John Skowronek, 1909 Central Avenue, had questions about application.

**Granted 7-0, with conditions, Mrs. Russell made the motion, Mr. Constable seconded; needs revisions, cost estimate and deed restriction.**

**Executive Session:** discuss 2016 professional service contracts. The Board members voted unanimously to reappoint David Battistini as Professional Planner/Engineer and Mark Stein Solicitor for the 2016 calendar year.

**Adjournment:** 8:41 pm

Adopted: 12/16/15

  
JAIME M. CORNELL-FINE  
Certified Zoning Board Secretary