

**DECEMBER 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, 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 11/18/15 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD15-038 D'Alessio; ZMISC15-039 Clark; ZC15-040 Bolanos- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZD15-041 David Rowan, 620 Battersea Rd, Block 70.02, Lot 11, G30/3000 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring parking, side yard setback and D2 expansion of non-conforming use variances.

Attorney: None.

Professional(s): Nicholas Groch, Petit Group, 497 Center St, Sewell, Professional Architect, provided details of the proposed application.

Witness(es): None.

Exhibit(s): R1- hand rendering; S1- aerial; D1- page A1.0; E1-E7- pictures (in representation)

Tabled until 1/20/16, no renoticing required.

2. ZC15-042 Hyland Design Group, 223 Victoria Ln, Block 3508.01, Lot 16.03, MP Zone

Existing: Under construction single

Proposed: Under construction single requiring rear yard setback variance.

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

Professional(s): John Halbruner, Hyland Design Group, 701 West Avenue, Ocean City, Professional Engineer/Architect, provided details of the proposed variance plan.

Witness(es): None.

Exhibit(s): A1- neighborhood survey.

Public comment: Harry Vanderslice, 216 Victoria Lane, in favor of application; Michael Dattilo, 217 Victoria Lane, in favor of application; Suzanne Morgan, 219 Victoria Lane, in favor of application; John Jackson, 154 Roosevelt Blvd, in favor of application.

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

3. ZC15-046 Luis Bolanos, 920 Delancey Pl, Block 202, Lot 6 & 7, C2-30/1950 Zone

Existing: Duplex

Proposed: New single family requiring rear yard setback and parking to setback to garage variances.

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

Professional(s): Andrew Bechtold, 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: Victor Staniec, 901 3rd Street, opposed to application.

Granted 7-0, with conditions, Mrs. Russell made the motion, Mr. Houck seconded; needs revisions, cost estimate and copy of CAFRA.

Adjournment: 8:30 pm

Adopted: 1/20/16


JAIME M. CORNELL-FINE
Certified Zoning Board Secretary