

FEBRUARY 17, 2016
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. Frost, Mr. Houck, Mr. Quinn, Mr. Rotondi, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Petrozza

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 1/20/16 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZD15-041 Rowan, ZC15-047 Kennedy, ZC15-043 Brunner, ZC15-048 Rodak- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC15-049 Colin Horton & Cindy Parsons, 3808-10 Wesley Ave, Block 3801, Lot 15 C2, R-2-50 Zone**
Existing: Duplex
Proposed: Alteration to existing structure requiring roof deck bulk variance(s).

Application tabled until 3/16/16; applicant will renote.

2. **ZC15-052 2916 Wesley LLC, 2916 Wesley Ave, Block 2901, Lot 21, R-O-2-50 Zone**
Existing: Duplex
Proposed: Alteration to existing structure requiring setback to deck variance(s).

Application tabled until 3/16/16; no renoting required except for one.

3. **ZC15-054 JMCK Properties LLC, 2535 Wesley Ave, Block 2500, Lot 7, R-O-2-50 Zone**
Existing: Single
Proposed: New single family requiring total habitable stories variance(s).

Attorney: Daniel Young, 701 West Avenue, Ocean City, introduced the application and provided description of proposed development and the need for variance relief.

Professional(s): Paul Kiss, OSK Design, 17 West Knight Avenue Ste 200, Collingswood, Professional Architect, provided details of the proposed development and the need for variance relief.

Witness(es): None.


Exhibit(s): A1- rendering dated 2/17/15; A2- comparison chart; A3- Master Plan objectives and principals.

Public comment: Richard Sloan, 2809 Wesley Avenue, in favor of application; Bill Gleason, 2720 Wesley Avenue, in favor of application.

Granted 6-1, with conditions; Mr. Frost made the motion, Mr. Waddell seconded; Mr. Schmeizer voting in the negative; needs revisions and cost estimate.

Adjournment: 8:05 pm

Adopted: 3/16/16



JAIIME M. CORNELL-FINE
Certified Land Use Administrator