

**MARCH 16, 2016**  
**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. Frost, Mr. Houck, Mr. Quinn, Mr. Rotondi, and Mr. Waddell

**Absent:** Mr. Petrozza, Mrs. Russell and Mr. Schmeizer

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 2/17/16 and 2/24/16 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZC15-054 JMCK; ZD15-056 Taylor; ZC15-051 Guzzo- 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).

**Attorney:** Jon Batastini, 801 West Avenue, Ocean City, introduced the application and provided description of proposed alteration and the need for variance relief.

**Professional(s):** Christina Amey, 761 Asbury Avenue, Ocean City, Professional Architect, provided details of the proposed deck and the need for variance relief.

**Witness(es):** Cindy Parsons, applicant, provided details of structure.

**Exhibit(s):** None.

**Public comment:** Richard Sykora, 3804-06 Wesley Ave, concerned with removal of pavers on north side; Lawrence Carron, 3816 Wesley Avenue, in favor of application.

**Application continued until 4/20/16; no renounce.**

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).

**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):** Greg Modelle, 419 Bethel Road, Somers Point, Professional Architect, provided details of the proposed alteration and the need for variance relief.

**Witness(es):** Jack Cowart, applicant, provided details .

**Exhibit(s):** A1- model (in representation); A2- photo of 2820 Wesley Ave; A3- photo of 2822 Wesley Ave; A4- photo of 2726 Asbury Ave; A5- photo of 2706 Asbury Ave; A6- photo of 2735 Asbury Ave; A7- photo of 2734 Central Ave; A8- photo of 2751 Asbury Ave; A9- photo of 2827 Central Ave; A10- photo of 2838 Central Ave; A11- photo of 2918 Central Ave; A12- photo of 2951 Central Ave; A13- photo of 2902 Central Ave.

**ZC15-052 2916 Wesley LLC, 2916 Wesley Ave, Block 2901, Lot 21, R-O-2-50 Zone(continued)**

**Public comment:** None.

**Granted 6-0, with conditions; Mr. Frost made the motion, Mr. Waddell seconded; needs revisions.**

**3. ZD15-053 Elizabeth Perugini, 848 St. James Pl, Block 6, Lot 25, SPN 30/1950 Zone**

Existing: Duplex (tabled from 2/24/16)

**Proposed: Alteration to existing structure requiring front and rear yard setbacks, building coverage, total stories and D-2 expansion of non conforming use variance(s).**

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

**Professional(s):** George Wray Thomas, Professional Architect/Engineer, provided details of the proposed alteration and the need for variance relief.

**Witness(es):** Edward Perugini, applicant, provided details of the proposed alteration and the need for variance relief.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0, with conditions; Mr. Waddell made the motion, Mr. Quinn seconded; needs revisions.**

**4. ZC15-055 Eugene Ragazzo, 828-30 Wesley Ave, Block 805, Lot 17.03, RMF Zone**

Existing: Vacant

**Proposed: New duplex requiring rear yard, dormer and parking setbacks and D6 height variance(s).**

**Attorney:** Jon Batastini, 801 West Avenue, Ocean City, introduced the application and provided description of proposed alteration and the need for variance relief.

**Professional(s):** George Wray Thomas, Professional Architect/Engineer, provided details of the proposed alteration and the need for variance relief.

**Witness(es):** None.

**Exhibit(s):** A1- previously approved plan; M1- four pages of various photos.

**Public comment:** Susan Matthews, 815 Wesley Ave, opposed to application; Joseph Scafisi, 340 Johnson Rd, Sicklerville, developer of 831 Wesley Ave, in favor of application.

**Denied 3-3; Mr. Houck made the motion, Mr. Quinn seconded.**

**Adjournment:** 10:35 pm

Adopted: 4/20/16

  
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JAIIME M. CORNELL-FINE  
Certified Land Use Administrator