

APRIL 20, 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. Petrozza, Mr. Rotondi, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Quinn

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 3/16/16 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC15-052 2916 Wesley; ZD15-053 Perugini; ZC15-055 Ragazzo - those eligible to vote adopted unanimously.

Reorganization- Michael Petrozza was voted unanimously as Vice Chairperson.

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): None.

Exhibit(s): None.

Public comment: None.

Granted 6-1, with conditions; Mr. Schmeizer made the motion, Mr. Frost seconded, Mr. Houck voting in the negative.

2. **ZC16-002 John Versaggi, 27 W 11th St, Block 1010, Lot 16.02, RB Zone**
Existing: Single family
Proposed: Alteration to existing structure requiring side, aggregate side and rear yard setback variance(s).

Attorney: None.

Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed development.

Witness(es): None.

Exhibit(s): A1- side view and front of garage photos; A2- front view photos; A3- aerial photo.

Public comment: Wayne Smith, 7 W 11th St, in favor of application.

Granted 5-2, with conditions; Mr. Schmeizer made the motion, Mr. Frost seconded, Mr. Houck and Mr. Buck voting in the negative; revisions required.

3. **ZC15-050 Edward & Elizabeth Phillips, 5233 Central Ave, Block 5201, Lot 6, R-O-2-40 Zone**

Existing: Single family

Proposed: Alteration to existing structure requiring side, aggregate side and rear yard setback variance(s).

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided description of proposed "lift" and the need for variance relief.

Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed development.

Witness(es): Edward and Elizabeth Phillips, applicants, provided details of the proposed alteration and the need for variance relief. They provided details on communication(s) with the neighbor(s).

Exhibit(s): A1- aerial; A2- south and north sidewall photos; A3- south and westward photos; A4- front wall and north sidewall photos.

Opposing Attorney: Chris Baylinson, Perskie Mairone Brog & Baylinson, 1201 New Road, Linwood, representing Ann and Henry Hoffman, 5529-31 Central Ave, had questions for applicant professional(s).

Public comment: Henry Hoffman, 5529-31 Central Ave, opposed to application.

Granted 7-0, with conditions; Mr. Houck made the motion, Mr. Waddell seconded; needs revisions.

Adjournment: 9:50 pm

Adopted: 5/25/16


JAIME M. CORNELL-FINE
Certified Land Use Administrator