

AUGUST 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. Frost, Mr. Houck, Mr. Idell, Mr. Petrozza, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Buck, Mr. Quinn and Mr. Rotondi

Mark Stein was the Solicitor 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 7/20/16 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC04-046 - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC16-011 Napoletano et al, 406-08 56th St, Block 5602, Lot 16, R-2-30 Zone**

Existing: Duplex

Proposed: Alteration to existing structure requiring rear yard setback variance.

Attorney: Daniel Young, 701 West Ave, Ocean City, provided details on proposed elevator installment and the need for variance relief.

Professional(s): Christopher Halliday, Halliday Architects, 1253 Asbury Ave, Ocean City, Professional Architect, provided details of the proposed alteration.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Schmeizer made the motion, Mr. Petrozza seconded.

2. **ZC16-012 Greg & Tracy Tanner, 3636 Wesley Ave, Block 3601, Lot 16.01, R-O-2-30 Zone**

Existing: Single

Proposed: Alteration to existing structure requiring side yard and aggregate side yard setbacks, building and impervious coverage and gutter and downspout variances.

Attorney: Daniel Young, 701 West Ave, Ocean City, provided details on proposed raising of structure and modification to the building profile and footprint requiring the need for variance relief.

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

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Schmeizer made the motion, Mr. Frost seconded; needs deed restriction.

3. **ZC16-013 Michael & Phyllis Rubinstein, 3809 Central Ave, Block 3801, Lot 10, R-2-40 Zone**

Existing: Duplex

Proposed: Alteration to exist structure to convert to single requiring rear yard setback variance.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of proposed raise, conversion, construction of half story deck 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.

Exhibit(s): None.

Public comment: Eugene Cichanowski, 3821 Central Ave, in favor of application; Terence Kearney, 3825 Central Ave, in favor of application.

Granted 6-0, with conditions, Mr. Schmeizer made the motion, Mr. Frost seconded; needs revision.

Adjournment: 8:10 pm

Adopted: 9/21/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator