

SEPTEMBER 28, 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. Idell, Mr. Petrozza, Mr. Quinn, Mr. Rotondi, Mr. Schmeizer and Mr. Waddell

Absent: None

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.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC16-015 JP Boardwalk LLC, 816-20 Boardwalk, Block 800, Lot 12.01 C2C, ON BD Zone**
Existing: Commercial
Proposed: Install projecting sign requiring bulk variance

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of proposed sign and the need for relief.

Professional(s): William McLees, Professional Architect, 5 MacArthur Blvd, Somers Point, provided details of the proposed sign.

Exhibit(s): None.

Public comment: None.

Continued to 10/26/16; applicant will notice for appeal/interpretation; no renote for bulk variance

2. **ZC16-017 Eastern Construction & Electric Inc, 2624 West Ave, Block 2604, Lot 16, R-2-40 Zone**
Existing: Vacant
Proposed: New duplex requiring lot area and width variances

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided details of proposed development and the need for variance relief.

Professional(s): George Wray Thomas, Professional Architect/Engineer, provided details of the proposed development and surrounding area conditions and the need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: Christine Cornelius, 204 26th St, opposed to application; Nancy Long, 2621 Haven Ave, opposed to application.

Granted 4-3, with conditions, Mr. Frost made the motion, Mr. Waddell seconded; Mr. Waddell, Mr. Buck, Mr. Rotondi voting in the negative.

3. **ZC16-019 Alan & Donna Shaw, 3100 Wesley Ave, Blocks 3101, 611.11, Lots 13, 68 & 69, R-O-2-50 Zone**

Existing: Duplex

Proposed: New duplex requiring lot area & width variances

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of proposed development and the need for variance relief.

Professional(s): Robert Bachich, Professional Architect, 3323 Simpson Ave, Ocean City, provided description of the proposed development and the need for variance relief.

Witness(es): None.

Exhibit(s): A1- six photos on one sheet (2 renderings and 4 aerials).

Public comment: None.

Granted 7-0, with conditions, Mr. Frost made the motion, Mr. Schmeizer seconded; plan, survey and plot plan needs revisions, cost estimate/performance, deed restriction.

4. **ZD16-003 SP Fitco LLC, 200 Bay Ave, Block 112, Lots 1 & 1.01, MVH Zone**

Existing: Multi family

Proposed: Minor site and minor subdivision requiring D1 and D2 use, side yard and aggregate side yard setback, lot area, width and frontage, impervious and parking setback variances

Attorney: Jon Batastini, 801 Asbury Avenue, Ocean City, introduced the application and provided description of proposed subdivision, development and the need for variance relief.

Professional(s): John Halbruner, Professional Architect/Engineer, 701 West Ave, Ocean City, provided description of the subdivision and development and the need for variance relief. Shannon Halliday and Chris Halliday, Professional Architects from Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of development.

Witness(es): None.

Exhibit(s): A1- 2 pictures (existing site and rendered view); A2- 3 pictures (proposed subdivision, site plan and rendered view)

Public comment: Tom McCloy, 147 Bay Ave, opposed to application; Steven Jozwiak, 200 Bay Ave #312, had various questions; James Crawford, Esq., representing Harbour House Condo Assoc., in favor of application.

Granted 6-1, with conditions, Mr. Schmeizer made the motion, Mr. Frost seconded, Mr. Rotondi voting in the negative; needs revisions, SESC, cost estimate/performance; easement.

Adjournment: 10:05 pm

Adopted: 10/19/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator