

NOVEMBER 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. Houck, Mr. Idell, Mr. Petrozza, Mr. Quinn, Mr. Rotondi and Mr. Waddell

**Absent:** Mr. Buck, Mr. Frost and Mr. Schmeizer

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 10/19/16 and 10/26/16 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZC16-023 Narducci; ZC16-018 Durkin; ZC16-020 Conrad - those eligible to vote adopted unanimously.

**Meeting was turned over to the Chairperson.**

**New Business:**

1. **ZC16-028 Ocean City Dev Group LLC, 3110 Wesley Ave, Block 3101, Lot 15, R-O-2-50 Zone**  
Existing: Single  
Proposed: New duplex requiring lot width variance and waivers

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided introduction to applicant and details about proposed development and need for variance relief.

**Professional(s):** George Wray Thomas, Professional Architect/Engineer, 599 Shore Road, Somers Point, provided details of the proposed development.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

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

**2. ZMS16-025 Jolin Properties LLC, 832 Wesley Ave, Block 805, Lot 17.04, RMF Zone**

Existing: Vacant

**Proposed: Minor subdivision and minor site plan**

**Attorney:** Jon Batastini, 801 Asbury Ave, Ocean City, provided details of proposed by-right three lot subdivision and proposed development of three conforming duplexes.

**Professional(s):** George Wray Thomas, Professional Architect/Engineer, 599 Shore Road, Somers Point, provided details of the proposed development.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** John Devine, 510 Waverly Blvd, in favor of application; Susan Matthews, 815 Wesley Ave, had various questions.

**Granted 6-0, with conditions, Mr. Quinn made the motion, Mr. Rotondi seconded; needs revisions; SESC; cost estimate.**

**3. 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.

**Witness(es):** John Betz, applicant, provided details of business use and need for variance.

**Exhibit(s):** A1- actual sign (in representation); A2- comparative alternate compliant conditions.

**Public comment:** None.

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

**Old Business:** None.

**Executive Session-** discuss 2017 professional contracts- Board voted unanimously to reappoint Mr. Battastini and Mr. Stein.

**Adjournment:** 8:30 pm

Adopted: 12/21/16

  
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JAIME M. CORNELL-FINE  
Certified Land Use Administrator