

**DECEMBER 21, 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. Houck, Mr. Petrozza, Mr. Quinn, Mr. Rotondi, Mr. Schmeizer and Mr. Waddell

**Absent:** Mr. Frost and Mr. Idell

Scott Becker 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 11/16/16 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. ZC16-006 Charles & Regina Baker, 114 Roosevelt Blvd, Block 3508, Lot 7, MPN Zone**

Existing: Single

**Proposed: Alterations(s) without prior approval(s) requiring side yard, aggregate side yard and rear yard setback variances**

**Attorney:** William Serber, 201 E 34<sup>th</sup> St, Ocean City, provided introduction to applicant and details about site and need for variance relief.

**Professional(s):** James Chadwick, Professional Architect/Engineer, 841 Central Ave, Ocean City, provided details of the site and alteration.

**Witness(es):** Charles Baker, applicant, provided information about the deck.

**Exhibit(s):** A1- A15- photographs of flooded conditions in the neighborhood; A16- Zoning permit dated 4/25/13 for the pool; A17- photograph of existing pool.

**Public comment:** Suzanne Barr, 118 Roosevelt Blvd, in favor of application; Thomas James, 116 Roosevelt Blvd, in favor of application; Gary Dalett, 112 Roosevelt Blvd, in favor of application; Liz Dempsey, 111 Victoria Ln, in favor of application; Rea Palatano, 106 Victoria Ln, in favor of application; Carol Schnitzer, 113 Victoria Ln, in favor of application.

**Denied 3-4, Mr. Waddell made the motion, Mr. Houck seconded; Mr. Petrozza, Mr. Schmeizer and Mr. Houck voting in the affirmative**

2. ZC16-031 John Zoll, 2 First St, Block 111, Lot 10, NEN Zone

Existing: Single

Proposed: New single family requiring rear and front yard setback variances

**Attorney:** Jon Batastini, 801 Asbury Ave, Ocean City, provided details of proposed development and the need for variance relief.

**Professional(s):** James Chadwick, Professional Architect/Engineer, 841 Central Ave, Ocean City, provided details of the site and development.

**Witness(es):** None.

**Exhibit(s):** A1- 2 photographs of site.

**Public comment:** George Golin, 4 First St, concerned about front yard setback.

Granted 6-0, with conditions, Mr. Schmeizer made the motion, Mr. Waddell seconded; Mr. Rotondi recused himself; needs revisions; cost estimate.

3. ZC16-027 Russell & Lori Eggert, 115 W Atlantic Blvd, Block 70.16, Lot 7, G45/5000 Zone

Existing: Single

Proposed: Alteration requiring building coverage and impervious variances

**Attorney:** None.

**Applicant(s):** Russell Eggert, applicant, introduced application and his professional.

**Professional(s):** James Chadwick, Professional Architect/Engineer, 841 Central Ave, Ocean City, provided details of the site and alteration.

**Witness(es):** None.

**Exhibit(s):** A1- photograph of existing façade.

**Public comment:** None.

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

4. ZD16-029 Kevin & Marianne Segich, 430 W Surf Rd, Block 70.18, Lot 16, G45/5000 Zone

Existing: Duplex

Proposed: Alteration requiring D2 for expansion of non-conforming use variance

**Attorney:** Jon Batastini, 801 Asbury Ave, Ocean City, provided details of proposed alteration and the need for variance relief.

**Professional(s):** Andrew Bechtold, Professional Architect from George Wray Thomas, 599 Shore Rd, Somers Point, provided details of the site and alteration.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Mark Christiansen, 200 W Seabright Rd, opposed to the front steps; Catherine Kosher, 206 W Seabright Rd, opposed to application; Catherine Cipolla, 416 W Surf Rd, in favor of application; Maurice Gallagher, 416 W Surf Rd, in favor of application.

Granted 5-1, with conditions, Mr. Schmeizer made the motion, Mr. Quinn seconded; Mr. Houck recused himself; Mr. Buck voted in the negative; needs revisions.

Old Business: None.

Adjournment: 9:40 pm

Adopted: 1/18/17

  
JAME M. CORNELL-FINE  
Certified Land Use Administrator