

**JANUARY 18, 2017**  
**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. Frost, Mr. Idell, Mr. Schmeizer and Mr. Waddell

**Absent:** Mr. Houck, Mr. Price, Mr. Rotondi and Mr. Quinn

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 12/21/16 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZC16-006 Baker, ZC16-031 Zoll, ZC16-027 Eggert, ZD16-029 Segich - those eligible to vote adopted unanimously.

**Reorganization:** Chair: James Houck; Vice-Chair: Richard Waddell; Board Secretary: Jaime Cornell-Fine; Board Planner/Engineer: David Battistini; Board Solicitor Mark Stein; official newspaper: Sentinel, secondary: The Press; adopted 2017 meeting schedule.

**Adopt 2016 Annual report** – adopted unanimously.

Meeting was turned over to the Vice Chairperson.

**New Business:**

1. **ZC16-026 Richard & Elizabeth Lisowski, 114 E Atlantic Blvd, Block 70.33, Lot 44, G30/3000 Zone**  
Existing: Single  
Proposed: Alteration requiring rear yard setback and total stories variances

**Tabled to 2/22/17 hearing; no renofice required**

2. **ZBA16-035 Paul & Marianne Barr, 5544-46 Simpson Ave, Block 5506, Lot 21, R-2-40 Zone**  
Existing: Duplex  
Proposed: Alteration/conversion to single family requiring side yard setback 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:** Tom Tucker, 5541-43 Simpson Ave, in favor of application; Rick Leonetti, 5540 Haven Ave, in favor of application.

**Granted 5-0, with conditions, Mr. Buck made the motion, Mr. Frost seconded; needs revisions.**

3. **ZBA16-037 Bettvann Grasso, 301 57<sup>th</sup> St, Block 5603, Lot 1, R-2-30 Zone**

Existing: Single

**Proposed: New single requiring front, rear, side and aggregate side yard setback, architectural projection, building coverage and off-street parking**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided details of site and need for variance relief.

**Professional(s):** Robert Bachich, Professional Architect, 3323 Simpson Ave, Ocean City, provided details of the new construction and the need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** John MacNorton, 152 Dory Dr, in favor of application.

**Granted 5-0, with conditions, Mr. Buck made the motion, Mr. Frost seconded; needs revisions and deed restriction.**

4. **ZBA16-039 Valerie Davis, 212 Victoria Ln, Block 3609, Lot 5, MPN Zone**

Existing: Single

**Proposed: Alteration requiring front and rear yard setback variances**

**Attorney:** Daniel Young, 701 Asbury Ave, Ocean City, provided details of proposed alteration and the need for variance relief.

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

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Suzanne Morgan, 219 Victoria Ln, in favor of application; Michael Dattilo, 217 Victoria Ln, in favor of application; Pam Blue, 223 Victoria Ln, in favor of application; Harry Vanderslice, 216 Victoria Ln, in favor of application.

**Granted 5-0, with conditions, Mr. Buck made the motion, Mr. Frost seconded; needs revisions.**

**Old Business:** None.

**Adjournment:** 8:30 pm

Adopted: 2/22/17

  
JAIME M. CORNELL-FINE  
Certified Land Use Administrator