

**FEBRUARY 22, 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. Houck, Mr. Price, Mr. Quinn, Mr. Rotondi, Mr. Schmeizer, and Mr. Waddell

**Absent:** Mr. Idell

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 1/18/17 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA16-035 Barr; ZBA16-037 Grasso; ZBA16-039 Davis- those eligible to vote adopted unanimously.

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

**New Business:**

1. **ZBA16-034 Mark Asher, 2108 Bay Ave, Block 2110, Lot 12, RNL50/5000 Zone**

Existing: Single

Proposed: New single family requiring patio encroachment and elevation variances and waivers

**Attorney:** None.

**Professional(s)/Applicant(s):** Mark Asher, Registered Architect, 115 West Ave Ste 305, Jenkintown, PA, provided details of the site and need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Quinn seconded; needs revisions.**

2. **ZC16-026 Richard & Elizabeth Lisowski, 114 E Atlantic Blvd, Block 70.33, Lot 44, G30/3000 Zone**

Existing: Single (continued from 1/18/17)

Proposed: Alteration requiring rear yard setback and total stories variances

**Attorney:** Michael Fusco, II, 644 West, Ocean City, provided details of proposed alteration and the need for variance relief.

**Professional(s):** Greg Modelle, Registered Architect/Landscape Architect, 419 Bethel Rd Ste B, Somers Point, provided details of the site and alteration.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Waddell seconded, Mr. Frost recused himself; needs revisions; cost estimate.**

3. **ZBA17-001 Bennie Management Inc, 1132-34 Boardwalk, Block 1101, Lot 12, ON BD Zone**

Existing: Commercial

**Proposed:** Alteration requiring D1 use variance and site plan waiver

**Attorney:** William Serber, 201 E 34<sup>th</sup> St, Ocean City, provided details of site, proposed alteration and need for variance relief.

**Professional(s):** Edwin Howell, Registered Architect/Professional Planner, 9 Otter Ln, Egg Harbor Twp, provided details of the proposed alteration and the need for variance relief.

**Witness(es):** Mark Benevento, applicant, provided details of existing site and proposed alteration.

**Exhibit(s):** A1- 16 page booklet Congo Falls.

**Public comment:** Pat Gallelli, 1125 Ocean Ave, in favor of application; Jody Levchuk, 1168 Boardwalk, in favor of application; Norman Lawand, 944 Boardwalk, in favor of application; Ralph DiClemente, 1030 Ocean Ave, in favor of application.

**Granted 7-0, with conditions, Mr. Quinn made the motion, Mr. Buck seconded; needs revisions and deed restriction.**

**Old Business:** Mr. Stein briefed members of status of pending litigation.

**Adjournment:** 9:40 pm

Adopted: 3/22/17



JAIME M. CORNELL-FINE  
Certified Land Use Administrator