MARCH 22, 2017
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. Price, Mr. Quinn (arrived 7:37 pm), 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 2/22/17 Meeting Minutes- those eligible to vote adopted unanimously.
Memorialize resolutions: ZBA16-034 Asher; ZC16-026 Lisowski; ZBA17-001 Bennie - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA16-038 Melissa Hansen, 205 26th St, Block 2504, Lot 1, R-1-40 Zone
   Existing: Single
   Proposed: Alteration requiring side yard and aggregate side yard setbacks and roof deck variances

   Attorney: None.
   Applicant: Melissa Hansen introduced application and presented her professional.
   Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed alteration.
   Witness(es): None.
   Exhibit(s): None.
   Public comment: Michael Yanella, 2574 West Ave, in favor of application.

   Granted 7-0, with conditions, Mr. Waddell made the motion, Mr. Schmeizer seconded; Mr. Quinn was not present for application; needs revisions and deed restriction.
2. **ZBA17-002 Nancy Aiken, 644 Haven Ave, Block 607, Lot 29, NEN Zone**  
   **Existing:** Single  
   **Proposed:** Alteration requiring location of proposed driveway variance  

   **Attorney:** None.  
   **Applicant:** Nancy Aiken introduced application and presented her professional.  
   **Professional(s):** James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Registered Architect, provided details of the proposed alteration.  
   **Witness(es):** None.  
   **Exhibit(s):** A1- photo from front of site; A2- photo from alley of site.  
   **Public comment:** James Corcoran, 640 Haven Ave, in favor of application.  

   Granted 7-0, with conditions, Mr. Frost made the motion, Mr. Quinn seconded; needs revisions, cost estimate and guarantees.

3. **ZBA17-004 Samuel & Maryanne Lavner, 101 W 10th St, Block 910, Lot 25, R-1-30 Zone**  
   **Existing:** Duplex  
   **Proposed:** Alteration requiring D2 expansion of non conforming use 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):** Stephen Fenwick, licensed Architect from Fenwick Architects, 646 Ocean Heights Ave, Linwood, provided details of proposed alteration.  
   **Witness(es):** None.  
   **Exhibit(s):** None.  
   **Public comment:** Paul Michener, 18 W 10th St, in favor of application; Tina Wagner, 24 W 10th St, in favor of application; Karen Ross, 942 Pleasure Ave, in favor of application.  

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

**Old Business:** None.

**Adjournment:** 8:30 pm

Adopted: 4/19/17  

[Signature]

JAI M. CORNELL-FINE  
Certified Land Use Administrator