

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 guarentees.

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


JAIME M. CORNELL-FINE
Certified Land Use Administrator