

APRIL 26, 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. Idell, Mr. Price, Mr. Rotondi, and Mr. Waddell

Absent: Mr. Schmeizer 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.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA17-008 Harold & Christine Myers, 2237-39 Asbury Ave, Block 2202, Lot 7, R-2-40 Zone

Existing: Duplex

Proposed: New duplex requiring lot area and width variances.

Attorney: Daniel Young, 701 West Ave, Ocean City, NJ, provided details of application and the need for variances.

Professional(s): Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Houck made the motion, Mr. Waddell seconded; needs revisions; cost estimate/guarentees

2. ZBA16-033 Robert Gibson & Steven Gibson, 839 First St, Block 6, Lot 37, SPN Zone

Existing: Duplex

Proposed: Alteration requiring D2 expansion non conforming use, front yard, side yard and aggregate side yard setbacks and building coverage variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, NJ, provided details of application and need for variances.

Professional(s): George "Terry" Wray Thomas, RA, PE, PP, 599 Shore Rd, Somers Point, provided details of proposed raise and need for variances.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Frost made the motion, Mr. Buck seconded; needs cost estimate/guarentees

3. ZBA17-006 Walter Weidemann III, 415 W Surf Rd, Block 70.20, Lot 23, G45/5000 Zone

Existing: Single

Proposed: New single family requiring location of driveway variance.

Attorney: Avery Teitler, 618 West Ave, Ocean City, NJ, provided details of application and need for variances.

Professional(s): Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, Mr. Rotondi made the motion, Mr. Buck seconded, Mr. Houck recused himself; needs revisions; cost estimate/guarantees

4. ZBA17-005 Stephen & Christine Romanowski, 73 W 17th St, Block 1709, Lot 31, BN25/2500 Zone

Existing: Single

Proposed: Alteration requiring side yard and rear yard setbacks variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, NJ, provided details of application and need for variances.

Professional(s): John Halbruner, RA, PE, Hyland Design Group, 701 West Ave, Ocean City, provided details of proposed raise and need for variances.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Buck made the motion, Mr. Frost seconded; needs revisions; concrete permit/inspection(s) deferred to Municipal Engineer

Old Business: None.

Adjournment: 8:40 pm

Adopted: 5/24/17



JAIME M. CORNELL-FINE
Certified Land Use Administrator