

**DECEMBER 20, 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. Quinn, Mr. Rotondi, and Mr. Waddell

Absent: Mr. Schmeizer

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 11/15/17 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: None.

Meeting was turned over to Mr. Houck.

New Business:

1. ZBA17-026 Clear Skies LLC, 844 Central Ave, Block 806, Lot 22, CB Zone

Existing: Commercial

Proposed: Alteration requiring D3 use and parking variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details and information of proposed application.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided information of proposed alteration and need for variance relief. Testified there is public parking adjacent to the site

Witness(es): John LaRosso, 4 Jason Dr, Ocean View, stated he previously lived in the building and has always been mixed use.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Buck made the motion, Mr. Quinn seconded.

2. ZBA17-025 Robert Lawrence, 4829-31 Central Ave, Block 4801, Lot 5, R-O-2-40 Zone

Existing: Duplex

Proposed: Alteration requiring rear yard setback and architectural projection variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details and information of proposed application.

Professional(s): Robert Bachich, RA, Bachich Associates, 3323 Simpson Ave, Ocean City, provided information of proposed alteration and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Buck made the motion, Mr. Quinn seconded.

3. ZBA17-028 Joseph & Helen Martosella, 5241-43 Central Ave, Block 5201, Lot 2, R-O-2-40 Zone

Existing: Duplex

Proposed: Alteration requiring rear, side and aggregate side yard setback variances

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, NJ, provided details of application and need for variances.

Professional(s): John Halbruner, PE, RA, 701 West Ave, Ocean City, provided information of proposed alteration and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, Mr. Buck made the motion, Mr. Idell seconded, Mr. Guinn recused himself; needs revisions.

4. ZBA17-020 Dan & Shannon Nickels, 117-19 7th St, Block 607, Lot 32, NEN Zone

Existing: Duplex

Proposed: Alteration requiring D2 expansion, lot area, width and frontage variances

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, NJ, provided details of application and need for variances.

Professional(s): James Chadwick, PE, RA, 1348 Asbury Ave, Ocean City, provided details of proposed alteration expansion and the needs for variance relief.

Witness(es): None.

Exhibit(s): A1-A23- pictures of site in when flooding occurs; A24- surrounding used on tax map sheet.

Public comment: James Corcoran, 640 Haven Ave, in favor of application; David Bridgens, 611 Simpson Ave, in favor of application; Robert Lambert, 119 7th St, in favor of application.

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

Executive Session: Board voted unanimously to reappoint current professionals for 2018.

Old Business: None.

Adjournment: 9:15 pm

Adopted: 1/17/18


JAIME M. CORNELL-FINE
Certified Land Use Administrator