

**BOARD OF ADJUSTMENT MINUTES**  
**TOWN OF OCEAN VIEW**  
**November 21, 2019**

1. Board of Adjustment Chair Susan Kerwin called the meeting to order at 7:00 pm with the Pledge of Allegiance. In attendance were Board Members Gene Brendel, Greg Neuner, Don Walsh, and John Reddington. Planning & Zoning Director Ken Cimino, Town Solicitor Dennis Schrader, and Town Clerk Donna Schwartz. The meeting was held in the Ocean View Town Hall, 32 West Avenue.

2. **APPROVAL OF THE AGENDA**

*A motion was made by Mr. Reddington, seconded by Mr. Walsh, to approve the agenda as amended. The motion carried unanimously 5/0.*

3. **APPROVAL OF THE MINUTES**

*A motion was made by Mr. Brendel, seconded by Mr. Neuner, to approve the minutes for the October 17, 2019 meeting. The motion carried unanimously 5/0.*

4. **NEW BUSINESS**

**A. V-398 89Atlantic Avenue (PIDN:083.000/SCTM# 134-12.00-0300.00**

Application V-398, submitted by the applicant Phillips Signs, with the permission of the property owner, C.J. Pines, LLC, requesting a variance from Article X, §140-65, which limits a wall sign to a maximum area of 10sqft per business. The tenant, Sherwin-Williams Paint, wishes to install a wall sign which will exceed the maximum allowable square footage on property zoned GB-1 (General Business District) located at 89 Atlantic Avenue, Units 1 & 2 (PIDN: 083.000/SCTM# 134-12.00-0300.00)

Mr. Dennis Schrader swore-in Donna Schwartz and Ken Cimino. Ms. Schwartz stated that the application was advertised, posted and noticed.

Mr. Ken Cimino commented that the Office of Planning, Zoning and Development has no objection to this request. This request should be conditional that when the current occupant vacates the premises, both signs shall be removed, and this variance will no longer apply.

Mr. Matt Phillips, of Phillips Sign, was sworn-in by Mr. Schrader. He noted that his firm is the sign company for Sherwin-Williams. Mr. Phillips stated he would like to put up a 60sqft sign. The business will occupy two units, with one sign for a total of 30sqft per unit.

Mr. Ryan Alexander, Sherwin-Williams, was sworn-in by Mr. Schrader. He told the Board of Adjustment that the company will be occupying the first two units in the building and will have only one entrance in the first unit. The doors of the second unit will be converted to windows.

No public comments.

Mr. Reddington questioned an approval granted for a sign in 2018. Mr. Cimino explained that was for a standing sign advertising the project.

Mr. Brendel asked if there was any problem with the pylon sign. Mr. Phillips replied no.

*A motion was made by Mr. Brendel, seconded by Mr. Neuner, to approve the variance sign request with the condition that the sign be removed if the applicant vacated the building. The motion carried unanimously 5/0.*

5. **ADJOURNMENT**

*A motion was made by Mr. Brendel, seconded by Mr. Neuner, to adjourn the meeting at 7:16pm. The motion carried unanimously 5/0.*

Respectfully submitted,  
Donna M. Schwartz, CMC