

February 12, 2014
City of Ocean City
PLANNING BOARD
REGULAR MEETING MINUTES

The Meeting was called to order at 6:00 by John Loeper; asked everyone to rise for flag salute; announced meeting had been advertised pursuant to P.L. 1975, Chapter 231 also known as the Open Public Meetings Act.

Planning Board Roll Call:

Present: Mr. Dattilo, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Shuster.

Absent: Mr. Adams, Mr. Jessel and Mr. Jones.

Gary Griffith, the Solicitor for the Board, Randall Scheule was the Professional Planner for the Board, Roger McLarnon was the Professional Engineer for the Board and Jaime Cornell Fine was Secretary for the Board.

New Business:

1. PMS13-035 Hinchman Development LLC, 704 Asbury Ave, Block 708, Lot 11, CB Zone

Existing: One commercial unit

Proposed: Create two commercial units requiring store width, glass percentage and sign area variances.

Attorney: Michael Fusco, II, 644 West Avenue, provided introduction to the proposed site plan and variance/waiver requests.

Professional: James Chadwick, 841 Central Avenue, provided details of proposal.

Exhibit(s): A1- 1 sheet and 5 pages of photographs.

Public comment: Robert Taylor, 700 Asbury Avenue, had a concern about construction site.

Granted 6-0, with conditions, needs revisions; must provide annual proof of 4 leased parking spaces.

2. PMN13-034 Daniel Triboletti, 15-17 Simpson Rd, Block 70.09, Lot 4, G60/6000 Zone

Existing: Duplex

Proposed: Minor subdivision requiring lot area, lot frontage, lot width and total stories variances.

Attorney: Michael Fusco, II, 644 West Avenue, provided introduction to the proposed subdivision plan and variance request.

Professionals: Kevin Greene, 337 West Avenue, provided details of variance proposal.

John Halbruner, Hyland Design Group, 701 West Avenue, provided details of subdivision.

Exhibit(s): A1- color coded excerpt of tax map; A2- satellite photo; A3- photo of existing structure with immediate adjoining properties.

Public comment: Dr. William Panico, 20 Simpson Road, opposed application; Mary Beth Owens, 21 Simpson Road, opposed application.

Granted 5-1, Marc Shuster voting in the negative, with conditions, needs revisions.

3. Review revision(s) to Board application including checklist for minor site plans- approved checklist.

Adjournment: 7:40 pm

Adopted: 3/5/14


JAIME M. CORNELL-FINE
Planning Board Secretary