

**March 12, 2014**  
**City of Ocean City**  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**

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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. Adams, Mr. Dattilo (left at 7:20 pm), Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. Sheppard and Mr. Shuster.

**Absent:** Mr. McClellan.

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. PMS14-004 9<sup>th</sup> Street Assoc LLC, 10-18 9<sup>th</sup> St, Block 908, Lot 15, DB Zone**

Existing: Commercial

**Proposed: Minor site to replace existing freestanding sign requiring sign area, setback and height variances.**

**Attorney:** Richard Mairone of Perskie Mairone Brog & Baylinson, LLC, 1201 New Road, Linwood, provided introduction and details about proposed sign and the need for variances.

**Professionals:** John Halbruner, Professional Architect, Hyland Design, 701 West Avenue Suite 301, Ocean City, provided details of proposed development.

**Witness (es):** Amanda Siegel, property manage, provided details of current building occupancy and the need for new sign. Mick Kappatos, Sign Pros, sign designer, provided details of proposed sign.

**Exhibit(s):** A1- sign rendering; A2- existing and proposed signage.

**Public comment:** None.

**Granted 7-0, with conditions.**

**2. PMN14-006 JWR Properties LLC, 603 11<sup>th</sup> St, Block 1002, Lot 1, R-2-40 Zone**

Existing: Apartments

**Proposed: Minor subdivision requiring lot area, frontage and width variance.**

**Attorney:** Daniel Young, 701 West Avenue, provided introduction and details about proposed subdivision and the need for variances.

**Professionals:** Andrew Bechtold, Professional Architect, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of proposed development.

James "Ned" Schwab, Professional Land Surveyor, provided details about proposed subdivision.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0, with conditions, needs revisions; Mr. Sheppard recused himself.**

3. PMISC14-007 J. Ronald & Beverly Denney, 1414 Pleasure Ave, Block 1412, Lot 10.02, RB Zone

Existing: New construction

**Proposed: Revision to previous approval requiring rear yard setback variance.**

**Applicant:** J. Ronald Denney introduced application and the proposed amendment.

**Professionals:** Andrew Bechtold, Professional Architect, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of proposed amendment and development.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 4-1, with conditions; needs revisions; Mr. Shuster voting in the negative; Mr. Jessel and Mr. Adams recused themselves.**

4. **Consistency report Ord. #14-04 Residential Mechanical-** adopted unanimously.

**Adjournment:** 7:35 pm

Adopted: 4/2/14

  
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JAIME M. CORNELL-FINE  
Planning Board Secretary