

June 11, 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. Adams, Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Shuster.

Absent: Mr. Dattilo.

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. PMS14-001 JWR Properties LLC, 860-62 7th Street, Block 701, Lot 14, HZ Zone

Existing: Triplex

Proposed: Minor site plan for new triplex

Attorney: Daniel Young, 701 West Ave, Ste 702, Ocean City, provided introduction and details about.

Professionals: George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development.

Exhibit(s): A1- turning radius diagram (3 pages).

Public comment: None.

Granted 6-0; Mr. Jessel recused himself; needs revisions and cost estimate

2. PMN14-005 Samicah LLC, 215-19 Wesley Ave, Block 208, Lot 6 & 7, R-1-40 Zone (continuance from 4/2/14)

Existing: Vacant/residential

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

Attorney: Clement Lisitski, 3318 Simpson Ave, provided introduction and details about subdivision and the need for variances.

Applicant: Glenn Wagner provided exhibits and testimony about what would/could be developed if subdivision not approved.

Professional(s): Jack Snyder, Professional Architect, 2 21st Street, Ocean City, provided exhibits about conceptual development.

Barbara Wooley Dillon, RWD Consultants, Camden, Professional Planner, provided details about proposed subdivision.

Witness(es): James "Ned" Schwab, Professional Land Surveyor, 8 E. 10th Street, Ocean City, responded to an inquiry from Mr. McLarnon.

Exhibit(s): A6 existing structure on lot 6; A7- structure under construction on the 2800 block of West Ave; A8- photograph 229, 231 and 233 Wesley Ave. All exhibits are in representation.

Public comment: Mary Lou Newnam, 209 Wesley Ave, spoke against application; Elena Parsons, 229 Wesley Ave, had comments about application; Debbie Reeder, 223 Wesley Ave, spoke against application; Thelma Trego, 208 Wesley Ave, spoke against application; Jonathan Trego, 208 Wesley Ave, spoke against application; Leslie Hammer, 231 Wesley Ave, spoke against application; Susan Miller, 213 Wesley Ave, had comments about application; Michael Rafferty, 752 Foss Ave, Drexel Hill, PA, family formerly owned 219 Wesley Ave, had comments about application.

Denied 2-5

Old Business:

1. **Resolution(s) for:** PMS14-016 Giancarlo & Nancy Granese- adopted unanimously
2. **Adopt 5/14/14 meeting minutes-** adopted unanimously
3. **Subcommittee reports-** Mr. Scheule gave brief update on issues the Subcommittee is working on.

Adjournment: 8:35 pm

Adopted: 7/9/14



JAIME M. CORNELL-FINE
Planning Board Secretary