

December 10, 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. Dattilo, Mr. Jones, Mr. Loeper and Mr. McClellan.

Absent: Mr. Jessel, Mr. Sheppard and Mr. Shuster.

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. PSPF14-014 Anthony J. Frank, 719 10th St & 943 Ocean Ave, Block 901, Lot 25 & 26, HZ Zone

Existing: Motel and garage

Proposed: Preliminary site plan for new hotel requiring front setback and sign variance(s).

Attorney: Michael Fusco, II, 614 West Ave, Ocean City, provided details of application; stated title work (easement) is currently underway and will have prior to filing for final.

Professional(s): George "Terry" Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided information about the development.

Exhibit(s): None.

Public comment: Jim Duffy, President of Ocean Colony Condominium Association, 935 Ocean Ave #614, had some concerns about development; Joseph Continisio, 935 Ocean Ave, had some questions about development; Beth Poinsett, 935 Ocean Ave #935, had comments; Karen Van Vladriken, 935 Ocean Ave #714, had concerns about development.

Granted 5-0; needs revisions.

2. PMN14-036 Gabriel Building Group LLC, 2145 West Ave, Block 2103, Lot 3, R-2-60 Zone

Existing: Single Family

Proposed: Minor subdivision requiring lot area, frontage, width and depth and habitable stories variances

Attorney: Jon Batastini, 801 Asbury Ave, Ocean City, provided details of subdivision and application.

Professional(s): John Halbruner, Hyland Design Group, 701 West Ave Ste 301, Ocean City, professional Architect/Engineer, provided details of plan.

Exhibit(s): None.

Public comment: None.

Granted 4-1, Mr. Jones voting in the negative; needs revisions; deed restriction.

3. Consistency for Ord. #14-44 Ocean City Home Zone- adopted unanimously, those eligible to vote.

Old Business:

1. **Resolution(s) for: Consistency Ord. #14-39 and #14-40; Open Space Recreation Plan-** adopted unanimously, those eligible to vote.
2. **Adopt 11/5/14 meeting minutes-** adopted unanimously, those eligible to vote.

Adjournment: 8:05 pm.

Adopted: 11/7/15



JAMIE M. CORNELL-FINE
Planning Board Secretary