

January 7, 2015
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. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan (arrived 7:14 pm) and Mr. Sheppard.

Absent: None.

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. 2015 Reorganization:** Chair: John Loeper; Vice Chair: Gary Jessel; Secretary: Jaime Cornell Fine; Primary newspaper: Sentinel, secondary The Press.
- 2. 2015 Committee Assignments:** Mr. Loeper explained the subcommittee will call members' for attendance as needed. Zoning Subcommittee: Dean Adams, Gary Jessel, Ken Jones and John Loeper. Site Plan Subcommittee: Dean Adam, Ken Jones, John Loeper and Joseph Sheppard.
- 3. 2015 annual meeting schedule:** adopted unanimously.
- 4. PMN14-043 Ruth Mauk & Ruth Mauk Irrevocable Trust, 71 & 73 W 18th St, Block 1711, Lot 4 & 5, BN 30 Zone**
Existing: Two single family
Proposed: Minor subdivision.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about subdivision.

Professionals: James "Ned" Schwab, Schwab Land Surveying and Planning, 8 E. 10th St, Ocean City, professional Planner/Surveyor, provided details of proposed subdivision.

Exhibit(s): None.

Public comment: None.

Granted 5-0, Mr. Sheppard recused himself; needs service letters, waiver fee.

- 5. PMN14-041 Clifford & Adelheid Lucas, 865 St. James Pl, Block 5, Lot 27, SPN 30 Zone**

Existing: Single family

Proposed: Minor subdivision.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about subdivision.

Professionals: James "Ned" Schwab, Schwab Land Surveying and Planning, 8 E. 10th St, Ocean City, professional Planner/Surveyor, provided details of proposed subdivision.

Exhibit(s): None.

Public comment: None.

Granted 5-0, Mr. Adams recused himself; needs revisions, service letters, waiver fee.

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

Existing: Duplex

Proposed: Court remand: additional exhibit(s) for minor subdivision requiring lot area, lot frontage, lot width and total stories variances.

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided introduction and details about the remand and exhibits provided.

Applicant: Daniel Triboletti, provided testimony the house has been maintained as a duplex.

Professionals: None.

Witnesses: Kevin Greene, 337 West Ave, Ocean City, stated he had been in the structure and it appeared as a duplex; Robert Doliszny, formerly of 9 Simpson Rd, Ocean City, stated had been in structure numerous times and the house was a duplex; Kristina Doliszny, formerly of 9 Simpson Rd, Ocean City, concurred with Robert Doliszny, stated house was a duplex.

Exhibit(s): #6- tax assessment card; #8- real estate appraisal; #9 bank statements; #11- Atlantic City Electric meter removal.

Opposing attorney: Jeffrey Sutherland, 2106 New Rd, Linwood, attorney for Dr. and Mrs. Panico, stated the duplex use may have been abandoned since the applicant testified while it was a duplex it was used as a single.

Public comment: Rich Owens, 21 Simpson Rd, Ocean City, stated he was in structure and it appeared as a single family; Greg Noll, 57 Simpson Rd, Ocean City, stated it was not being used as a duplex.

Adjourned until 2/11/15

Old Business:

- 1. Resolution(s) for: PSPF14-014 Frank; PMN14-036 Gabriel; Consistency Ord. #14-44:** adopted unanimously, those eligible to vote.
- 2. Adopt 12/10/14 meeting minutes:** adopted unanimously, those eligible to vote.
- 3. Subcommittee reports:** Mr. Loeper stated the subcommittee continues to examine several areas.

Adjournment: 8:25 pm

Adopted: 2/11/15



JAIME M. CORNELL-FINE
Planning Board Secretary