

January 14, 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, Ms. McCaffrey, Mr. McClellan and Mr. Vanderschuere.

Absent: Mr. Sheppard.

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. Mr. Griffith administered oath to Ms. McCaffrey and Mr. Vanderschuere.

2. **PGDP14-040 Select Properties Inc, 1101 Ocean Ave, Block 1101, Lot 1-3, Redevelopment Zone**

Existing: Parking lot

Proposed: Amendment to Redevelopment Plan.

Attorney: Nicholas Talvacchia, 1125 Atlantic Avenue, Atlantic City provided introduction and details about amendment to redevelopment plan.

Professionals: Joseph Adamson, J. Adamson and Associates, LLC, 5009 English Creek Avenue, Egg Harbor Township, licensed Planner and Bruce Englebaugh, Minno & Wasko, 80 Lambert Lane, Lambertville, licensed Architect provided details of proposed amendment/ development.

Witness(s): Clayton Heckler, Select Properties, provided description of the need for amendment; Anthony Graziano, IRR Costal Realty provided financial viability study; Julie Mealo, Wells Fargo lender provided information about financing options or lack thereof; Damon Bready, licensed broker/realtor provided information about the market availability for the proposed sized units.

Exhibit(s): A1- view diagrams; A2- holiday elevation.

Public comment: Jesse Briglia, 900 Ocean Avenue, spoke in favor of amendment; Stanley Wirpsza, 1206 Ocean Avenue, stated no variances should be granted; Roy Wagner, 2824 Wesley Avenue, stated height should be reduced; Karen Bergman, 39 Bayview Place, was opposed to amendment; Eric Sauder, 2928 Central Avenue, stated more parking is needed; Tim Kelly, 1641 Latch String Lane, Hatfield, PA, spoke in favor of amendment; Andrew Fitchett, 4827 Asbury Avenue, spoke in favor of amendment.

Denied 1-5, Ms. McCaffrey and Mr. Vanderschuere abstained; Dattilo, Jessel, McClellan, Jones and Loeper voting in the negative

Adjournment: 8:35 pm

Adopted: 2/11/15



JAIME M. CORNELL-FINE
Planning Board Secretary