



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY SERVICES

APRIL 10, 2013

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, Mrs. McMahon.

Absent: Mr. Sheppard and Mr. Shuster.

Gary Griffith, the attorney for the Board, Randall Scheule was the professional planner for the Board, Andrew Previti was the professional engineer for the Board and Diane Chase was Secretary for the Board.

New Business:

1. **PSPF08-016 Ocean City Donuts, Inc., 962 West Avenue, Block 906, Lot 3, DB Zone**

Existing: Commercial structure

Proposed: Amendment to previously approved plan requiring sign variance and landscape variance(s)/waiver(s).

Attorney: Richard Mairone, 1201 New Road, Linwood, provided introduction to the proposed amendments.

Professional(s): John Pettit of Pettit Associates, LLC, 497 Center Street, Sewell, professional traffic engineer, provided details of proposed sign amendment.

Applicant: Arun Mandi, principal of Ocean City Donuts, provided information deviation to landscape, river rock vs. mulch.

Exhibit(s): None.

Public comment: None.

Granted 7-0, needs revisions.

2. **PMN13-011 Joyce Johnson, George & Mary Koch, 63 Simpson Rd, 70-72 W Station Rd, 120 Battersea Rd, Block 70.09, Lot 14, 18, 17, G60/6000 Zone**

Existing: Single family dwellings

Proposed: Minor subdivision requiring lot area, rear yard and building coverage variances.

Attorney: William Serber, 201 E. 34th Street, Ocean City, provided introduction to the proposed subdivision.

Professional(s): James "Ned" Schwab, 8 E. 10th Street, Ocean City, surveyor and planner, provided details of proposed subdivision, existing site and surrounding properties.

Applicant: Joyce Johnson, 46 Jill Avenue, field box 986, Marmora, provided testimony about subdivision and existing structures.

Exhibit(s): A1- deed 63 Simpson Road; A2 deed 63 Simpson Road; A3 block and lot map outlined, A4- A7 photographs of properties.

Public comment: Kim Cwietniewicz, 102 Battersea Road, had various comments about the application.

Granted 6-0, Gary Jessel recused himself, with conditions, needs revisions, deed of consolidation with easement and shade tree contribution.

Old Business:

1. Committee Reports- Mr. Scheule spoke about floor area ratio (f.a.r.) and no longer needed as a control for development. Mr. Jessel had comment about controls and trying to simplify definitions and controls.

Adjournment: 7:50 pm

Adopted: 5/1/13



JAIME M. CORNELL-FINE
Planning Board Secretary