

April 8, 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. Becher, Mr. Braun, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Vanderschuere.
Absent: Mr. Dattilo, Mr. Jessel and Mr. Jones.

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 (arrived at 6:30 pm) and Jaime Cornell-Fine was Secretary for the Board.

New Business:

1. PMS15-013 Palmer Center LLC, 1645 Haven Ave, Block 1605, Lot 1, DB Zone

Existing: Commercial

Proposed: Mixed use requiring conditional use approval.

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

Professionals: George Wray Thomas, 599 Shore Rd, Somers Point, gave brief description of proposed site and the need for conditional use approval.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions.

2. PSP14-046 Colleen Michelle LLC, 901 & 913 Simpson Ave, 110 9th St, Block 907, Lot 6, 7, 8, DB Zone

Existing: Vacant

Proposed: Prelim/final site plan requiring number of parking, truck berth and sign area variances.

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

Professional(s): Shannon Halliday, Halliday Architects, 756 Asbury Ave, Ocean City, gave description of proposed site, proposed revisions and the need for approval.

Witness(es): Lance Langraff, Professional Planner, provided details of proposed development.

Ed Speitel, Professional Engineer, provided details of proposed development.

Exhibit(s): A1- 3 pages color rendering of suites; A2- lighting plan; A3- sign study; A4- 3 pages sign study existing signs.

Public comment: John Heller, 927 Simpson Ave, spoke in favor of application; Harold Taylor, 926 Simpson Ave, had parking and tree concerns.

Granted 7-0, with conditions, needs revisions; cost estimate.

3. Consistency report 15-12 Residential Mechanical #1- adopted unanimously.

Old Business:

1. Resolution(s) for: PMN15-002 Samicah- adopted unanimously, those eligible to vote.

2. Adopt 3/5/15 meeting minutes- adopted unanimously, those eligible to vote.

3. Subcommittee reports- continue to work on various projects.

Adjournment: 8:00 pm

Adopted: 5/16/15



JAIME M. CORNELL-FINE
Certified Planning Board Secretary