

May 13, 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. Becher, Mr. Braun, Mr. Dattilo, Mr. Jones, Mr. Loeper, Mr. Sheppard (left at 8:10 pm) and Mr. Vanderschuere.
Absent: Mr. Adams, Mr. Jessel and Mr. McClellan.

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. PF15-015 Stainton's Square Mall LLC, 816 Asbury Ave, Block 807, Lots 3 & 6, CB Zone

Existing: Commercial

Proposed: Flood Damage Prevention Appeal.

Attorney: John Scott Abbott, 9 S Washington Ave, Margate, gave brief description of existing site and the need for variance/appeal to be granted.

Professional(s): William McLees, Professional Architecture, 5 MacArthur Blvd, Somers Point, provided details of flood proofing.

Exhibit(s): None.

Public comment(s): None.

Granted 7-0 with conditions.

2. PSPF15-016 JEC Land LLC, 900/908-18 Bay Ave, Block 909, Lots 13 & 14, DB Zone

Existing: Commercial

Proposed: Preliminary/final major site plan for alteration to existing structure requiring parking spaces, truck berth and sign variances.

Attorney: Avery Teitler, 618 West Ave Ste 201, Ocean City, gave brief description of existing site and the need for variance/appeal to be granted.

Professionals: Daniel Wheaton, Ten10 Architecture, Professional Architect, 269 Raft Ave, Manahawkin, gave description of proposed alteration to site and the need for variance(s). James "Ned" Schwab, 8 E 10th St, Ocean City, Professional Planner, provided details of alteration.

Exhibit(s): A1- alternate garage design front elevation; A2- color rendering front elevation, 1 sheet; A3- revised access easement plan.

Public comment: Michelle Angeli, 920 Bay Ave, had questions/comments; Diana Exzabe, 917 Bay Ave, opposed to application, provided exhibit: Objectors 1- 3 photographs of semi blocking 9th Street; Charles Debow, 1 Spring St, New Brunswick, question about parking; Lu Ann Caldwell, 913 Pleasure Ave, opposed to application.

Granted 7-0, with conditions; needs revisions; deed of consolidation; revised easement.

3. PMS14-044 Plymouth Holdings LLC, 728-46 Boardwalk, Block 702, Lots 11, 13, 14, 15, 16 ON BD Zone

Existing: Amusement park

Proposed: Alteration to existing site requiring minor site.

Attorney: Stephen Nemas, 4030 Ocean Heights Ave, Egg Harbor Twp, gave brief description proposed alteration.

Professionals: Vincent Orlando, EDA, Professional Engineer, 5 Cambridge Dr, Ocean View, gave description of proposed alteration to. Mark, Petrella, SOSH Architects, Professional Architect, 1020 Atlantic Ave, Atlantic City, provided details of alteration.

Exhibit(s): A1- copy of site plan pasted together; A3- cross section of site.

Public comment: None.

Granted 7-0, with conditions; deed of consolidation.

4. PMN15-019 Ocean City Development Group LLC, 156-62 West Ave, Block 109, Lot 22, NEN Zone

Existing: Vacant

Proposed: Minor subdivision requiring "c" variance(s)

Attorney: Daniel Young, 701 West Ave, Ste 302, Ocean City, gave description of proposed subdivision and the need for variance(s).

Professionals: James "Ned" Schwab, 8 E 10th St, Ocean City, Professional Planner/Surveyor, provided details of subdivision. Chris Halliday, Halliday Architects, PO Box 186, Ocean City, Professional Architect, provided details of proposed development.

Witness(es): Brian Bourgeois, licensed realtor, provided testimony of sales in Ocean City.

Exhibit(s): A1- portion of tax map; A2- page 1 of Land Use Plan; A3- §25-204.17.1, purpose of NEN.

Public comment: Susan Cracobaner, 156 Asbury Ave, opposed to application; Jesse Hudson, 152 West Ave, had question; Linda DeLanzl, 125 West Ave, question/concern about parking.

Granted 5-1, with conditions, Mr. Jones voting in the negative; needs revisions; cost estimate.

5. Mr. Griffith gave instruction(s) to the members about speaking/not speaking about an application.

Adjournment: 9:15 pm

Adopted: 05/13/15



JAIIME M. CORNELL-FINE
Certified Planning Board Secretary