

June 3, 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. Braun, Mr. Jessel, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Vanderschuere.

Absent: Mr. Adams, Mr. Becher, Mr. Dattilo 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 and Jaime Cornell-Fine was Secretary for the Board.

New Business:

1. **Ocean City Firehouse, 2901 West Ave., Block 2903, Lot 11, courtesy presentation rehabilitation and flood hazard mitigation-** the Board unanimously agreed for the Board Secretary to forward a letter to the City Clerk advising of their approval of the development.
2. **PMN15-003 104 S Oakland LLC, 701-03 8th St, Block 704, Lot 10, HZ Zone**
Existing: Vacant
Proposed: Minor site plan requiring side yard, side yard aggregate, rear yard and parking setback variances.

Attorney: Daniel Young, 701 West Ave, Ocean City, gave brief description of existing site and the need for minor site plan approval with variances to be granted.

Professionals: George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided details of site and proposed development.

Exhibit(s): A1- building A, elevations; A2- building B, elevations; A3 building C, elevations.

Public comment: Richard Tolson, 708 Plymouth Pl, in favor of application; Carol Heenan, 605 Ocean Ave, in favor of application; Richard Thornton, 725 Ocean Ave, in favor of application; Bill Rogers, 706 Plymouth Pl, in favor of application; Jim Bower, 701 Moorlyn Terr, in favor of application; Jeff Heywood, 728 Atlantic Ave had various questions.

Granted 6-0, with conditions; needs revisions; easement extinguished; cost estimate.

3. **Board member educational workshop-** to be postponed to a special meeting date to be determined or next regular meeting.

Old Business:

1. **Resolution(s) for:** PMSSP15-006 Palermo; PSPF15-016 JEC Land LLC; PF15-015 Stainton's Square Mall LLC; PMS14-044 Plymouth Holdings LLC; PMN15-019 Ocean City Development Group LLC- adopted unanimously, those eligible to vote.
2. **Adopt 5/6/15 and 5/13/15 meeting minutes-** adopted unanimously, those eligible to vote.
3. **Subcommittee reports-** Mr. Loeper stated various projects are being discussed.

Adjournment: 7:30 pm

Adopted: 6/23/15


JAIME M. CORNELL-FINE
Certified Planning Board Secretary