

October 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 (arrived after roll call), Mr. Braun, Mr. Dattilo, Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan and Mr. Sheppard.

Absent: Mr. Becher and Mr. Vanderschuere.

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.

Executive session- litigation

New Business:

1. **PMN15-024 John Groom, 40 Revere Pl, Block 811, Lots 20 & 21, R-L-2-50 Zone**

Existing: Vacant and Duplex

Proposed: Minor subdivision requiring lot depth and impervious variances.

Attorney: Thomas D'Arcy, 118 E. Jimmie Leeds Road, Galloway, gave description of proposed subdivision.

Professional(s): James Schwab, 8 E. 10th Street, Ocean City, Professional Surveyor, provided details of proposed subdivision and existing conditions of site.

Exhibit(s): None.

Public comment: None.

Granted 8-0, Mr. Braun made the motion and Mr. Sheppard seconded, with conditions; needs revisions.

2. **PMSSF13-002 John Messina, 1030-36 Ocean Ave, Block 1002, Lots 18 & 19, HZ Zone**

Existing: Guest House

Proposed: Preliminary/final major site approval requiring impervious variance and change in use.

Attorney: William Serber, 201 E. 34th Street, Ocean City, gave description of proposed change in use, then provided description of proposed site plan.

Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Architect, provided details of proposed site plan.

Exhibit(s): A1- photo of front from ocean Ave; A2- photo of left elevation from 11th St; A3- photo of right elevation from ocean Ave; A4- photo of alley towards east rear of structure.

Public comment: None.

Change in Use: Granted 8-0, Mr. Jessel made the motion and Mr. Sheppard seconded.

Preliminary/Final Site: Granted 8-0, Mr. Braun made the motion and Mr. McClellan seconded; needs deed of consolidation; 5 shade tree contributions; cost estimate; recharge a condition of zoning permit approval.

3. **PMSSF13-002 John Messina, 1030-36 Ocean Ave, Block 1002, Lots 18 & 19, HZ Zone**

Existing: Guest House

Proposed: Flood Damage Prevention appeal

Attorney: William Serber, 201 E. 34th Street, Ocean City, gave description of why an appeal/variance is needed.

Professional(s): James Chadwick, 841 Central Avenue, Ocean City, Professional Engineer/Architect, provided details of request.

Exhibit(s): None.

Public comment: None.

Granted 8-0, Mr. Braun made the motion and Mr. Sheppard seconded.

4. Consistency report for Ord. #15-22 Crawl Space(s) - adopted unanimously 8-0.

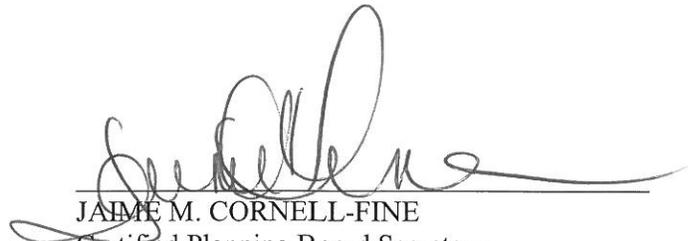
Old Business:

1. Adopt 9/9/15 meeting minutes- adopted unanimously, those eligible to vote.
2. Adopt resolution(s): Consistency Ord. #15-20- adopted unanimously, those eligible to vote.
3. Subcommittee reports- none.

Executive session- members unanimously voted to reappoint Gary Griffith as Board Solicitor, Randall Scheule as Professional Planner and Roger McLarnon as Professional Engineer for the Board for the calendar year 2016.

Adjournment- 9:05

Adopted: 11/4/15



JAIME M. CORNELL-FINE
Certified Planning Board Secretary