

December 9, 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. Dattilo, Mr. Jessel, Mr. Jones, Mr. Loeper and Mr. Sheppard.

Absent: Mr. McClellan 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.

New Business:

1. PMN15-032 Ocean 1 Investors LLC, 25 W 16th St, Block 1510, Lot 22, BV-1-35 Zone

Existing: Single

Proposed: Minor subdivision.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, gave description of proposed subdivision.

Professional(s): James "Ned" Schwab, Professional Planner/Surveyor, 8 E 10th St, Ocean City, provided details of proposed subdivision.

Exhibit(s): None.

Public comment: None.

Granted 8-0, Mr. Braun made the motion and Mr. Becher seconded, with conditions; need letter clarifying any easements or restrictions on site; cost estimate.

2. PMN15-029 Estate of Dorothy Watkins, 5236 Simpson Ave, Block 5206, Lot 9, OCHN Zone

Existing: Single

Proposed: Minor subdivision requiring lot area, side yard and parking setback variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, gave description of proposed subdivision and need for variances and waivers.

Professional(s): James "Ned" Schwab, Professional Planner/Surveyor, 8 E 10th St, Ocean City, provided details of proposed subdivision. Christopher Halliday, Halliday Architect, Professional Architect, PO Box 186, Ocean City, provided details of proposed structure on proposed Lot 9.02. Christina Amey, Professional Architect, PO Box 1320, Ocean City, provided details of proposed structure on proposed Lot 9.01.

Exhibit(s): A1- portion of tax map sheet 38; A2- site plan with elevation (not subdivided); A3- enlarged elevation (not subdivided).

Public comment: Jim Graham, 10 53rd St, provided copy of letter from applicant to 200' list, opposed to application; Allison Hardiman, 5304, opposed to application; William Schramm, 5 53rd St, opposed to application; Patrick Thiele, 16 54th St, in favor of application; William Keffer, 5225 Simpson Ave, in favor of application; David Gorham, 5300 Simpson Ave, in favor of application; Helen Guardiani, 5232 Simpson Ave, in favor of application.

Granted 6-1, Mr. Jessel made the motion and Mr. Braun seconded, Mr. Sheppard recused himself, Mr. Jones voted in the negative, with conditions; needs revisions; cost estimate.

3. **PMSP15-009 Palmer Center LLC, 109 16th St, Block 1506, Lot 1, DB Zone**

Existing: Commercial

Proposed: Preliminary major subdivision and site plan with conditional use.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, gave description of proposed subdivision and need for variances and waivers.

Professional(s): George Wray Thomas, Professional Architect/Engineer, 599 Shore Rd, Somers Point, provided details of proposed subdivision and structures.

Exhibit(s): None.

Public comment: None.

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

4. **PSPF15-027 Select Properties Inc, 1101 Ocean Ave, Block 1101, Lots 1,2,3, Redevelopment Zone**

Existing: Parking lot

Proposed: Amendment to preliminary/final major site plan approval in the redevelopment zone.

Tabled to January 13, 2016 no renoticing

5. **Consistency report for Ord. #15-26 R2 Zones Half Story-** adopted unanimously 8-0.

6. **Executive session- discuss 2016 professional service contracts-** no discussion.

Old Business:


1. **Adopt 11/4/15 meeting minutes-** adopted unanimously, those eligible to vote.

2. **Adopt resolution(s):** Consistency Ord. #15-23, PMN15-028 Zozaya- adopted unanimously, those eligible to vote.

3. **Subcommittee reports-** None.

Adjournment- 8:30

Adopted: 1/16/16



JAIME M. CORNELL-FINE
Certified Planning Board Secretary