

January 13, 2016
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. Allegretto, Mr. Becher, Mr. Braun, Mr. Jessel (arrived 6:21 pm), Mr. Jones, Mr. Loeper, Mr. McClellan (arrived 6:03 pm) and Mr. Vanderschuere.

Absent: Mr. Sheppard.

Gary Griffith, the Solicitor for the Board, Randall Scheule was the Professional Planner for the Board, David Scheidegg was the Professional Engineer for the Board and Jaime Cornell-Fine was Secretary for the Board.

New Business:

1. PMN15-030 JWR Properties, 831 Brighton Pl, Block 402, Lot 43, C40/4000 Zone

Existing: Duplex

Proposed: Minor subdivision requiring lot area, frontage and width variances.

Attorney: Daniel Young, 701 West Ave, Ocean City, gave brief description of proposed subdivision.

Professional(s): James "Ned" Schwab, 8 E 10th Street, Professional Surveyor/Planner, provided details of proposed subdivision. George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect/Engineer, provided details of proposed development.

Exhibit(s): A1- objectives & principals in the Master Plan.

Public comment: None.

Granted 7-1, with conditions, Mr. Jones voting in the negative; needs revisions; deed restriction; cost estimate.

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

Tabled from 12/9/15

Existing: Parking lot

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

Attorney: Nicholas Talvacchia, 1125 Atlantic Avenue, Atlantic City provided introduction and details about amendment to previous site plan approval.

Professional(s): Bruce Englebaugh, Minno & Wasko, 80 Lambert Lane, Lambertville, Professional Architect provided details of proposed amendment/development. Nathan Mosley, Shropshire Associates, Traffic Engineer, provided details of traffic flow/control on the site. Jon Barnhart, Professional Planner/Engineer, Arthur Ponzio Associates, 400 North Dover Ave, Atlantic City, provided details of proposed site development. Steve Dunlavy, Executive General Manager Park America, provided information about valet parking. Rich Bischoff, Construction manager, provided details of construction process.

Witness(s): Clayton Heckler, Select Properties, provided details of amendment to previously approved plans.

PSPF15-027 Select Properties Inc (continued)

Exhibit(s): Presented by Mr. Englebaugh: A1- cover & sheet index; A2- first floor plan; A3- Second floor plan; A4- third floor plan; A5- fourth floor plan; A6- fifth floor plan; A7- sixth floor plan; A8- roof plan; A9- Ocean Avenue elevation; A10- 11th Street elevation; A11- south elevation; A12- east elevation; A13- section; A14- signage; A15- revised first floor plan; A16- details; A17- lobby floor plan; A18- garage entry marquee; A19- enhanced garage to lobby entry; A20- detail stacked parking. Presented by Mr. Barnhart: A21- site development rendering; A22- property survey; A23- aerial exhibit; A25- landscape plan. Presented by Mr. Mosley: A24- circulation plan; A26- stacking plan first floor; A27- stacking plan second floor; 28- stacking plan third floor. Presented by Mr. Bischoff: A29- construction phasing 1; A30- construction phasing 2; A31- construction phasing 3.

Opposing Attorney: Chris Baylinson, Perskie Mairone Brog & Baylinson, 1201 New Road, Linwood, representing Flanders Condo Association, had questions for applicant and their professional(s)

Public comment: Patty Burgess Brecht, 3660 Bristol Pike, Bensalem, PA, opposed; Marie Hayes, 641 Battersea Rd, opposed; Chris Hauck, 216 Harrison Ridge Dr, Mullica Hill, opposed; John Depman, 219 Mather Rd, Jenkintown, PA, comments; Peter Vourmouris, 9 Acorn Way, Glen Mills, PA, comments; Martin Keane, 1821 Willow Ave, Willow Grove, PA, opposed; Albert Marciano, 8 N Concorde Ave, Havertown, PA, comments; Susan Stevenson, 5426 Howland St, Philadelphia, PA opposed; Henry Rydecki, 101 Wesley Rd, opposed; Scott Schaffer, 803 Grist Mill Ln, West Chester, PA, opposed; Al Kazmarck, 229 Landing Lane, Linwood, opposed; Reese Crowe, 2212 Wesley Ave, comments; Louis Penza, 170 W 17th St, comments; David Kleeman, 6 Sugar Maple Dr, Newtown Square, PA, comments; John Coulter, 4097 Brighton Ct, Schnecksville, PA, opposed; Ron Brenner, 4 Walden Way, Cherry Hill, comments; Nancy Playschinat, 1104 Ocean Ave, opposed; Sharon Cappizzi Walsh, 801 Atlantic Ave, comments; Hank Glasser, 852 Boardwalk, opposed; Scott Simpson, 7 Dirt Rd, Beesleys Point, opposed; Ilene Rosenthal, 1112 Boardwalk, opposed; Jim Grant, 17 Mullen Dr, Sicklerville, comments; Ron Fella, 719 11th St # 807, comments. Public closed 11:06 pm.

Continued to February 3, 2016, no renoticing required.

Adjournment: 11:20 pm

Adopted: 2/3/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator