

February 3, 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 (arrived 6:30), Mr. Allegretto, Mr. Braun, Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Vanderschuere.

Absent: Mr. Becher.

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. PMN15-033 JWR Properties LLC, 1018 Wesley Ave, Block 1003, Lots 13, R-2-40 Zone

Existing: Duplex

Proposed: Minor subdivision requiring lot area, frontage and width, eave height and parking spaces 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- revised site plan; A2- objectives & principals in the Master Plan.

Public comment: John Stover, 1008 Wesley Ave, commented about noticing process and obtaining documents.

Granted 8-1, 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

Continued from 1/13/16

Existing: Parking lot

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

Attorney: Nicholas Talvacchia, 1125 Atlantic Avenue, Atlantic City requested application be continued to 4/416 as amendments addressing the Board and public comments with be submitted.

Professional(s): None.

Witness(s): None.

PSPF15-027 Select Properties Inc (continued)

Exhibit(s): None.

Opposing Attorney: Chris Baylinson, Perskie Mairone Brog & Baylinson, 1201 New Road, Linwood, representing Flanders Condo Association, presented Vincent Orland, PP, CME, CLA, as an expert witness. Mr. Orlando had various comments about the proposed development.

Public comment: Scott Littlefield, 1122 Ocean Avenue #2, concerned about traffic impact.

Continued to April 6, 2016, no renoticing required.

Adjournment: 7:50 pm

Adopted: 3/2/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator