

**March 2, 2016**  
**City of Ocean City**  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**

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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. Braun, Mr. Jones, Mr. Loeper, Mr. McClellan (left meeting 6:23 pm), Mr. Sheppard and Mr. Vanderschuere.

**Absent:** Mr. Becher and Mr. Jessel.

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. **PMN16-003 Duncan Real Estate Investments LLC, 107 & 111 E Atlantic Blvd, Block 70.34, Lot(s) 8 & 9, R-2-40 Zone**

Existing: Residential

**Proposed: Minor subdivision.**

**Attorney:** Jon Batastini, 801 Asbury 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. Mr. Schwab also provided details of existing easement.

**Exhibit(s):** A1- 10/27/24 survey; A2- 11/8/37 survey; A3- 1/29/58 survey.

**Public comment:** None.

**Granted 7-0, with conditions, Mr. Braun made the motion, Mr. Jones seconded; cost estimate.**

2. **PMN15-002 Samicah LLC, 215-219 Wesley Ave, Block 208, Lot 6 & 7, R-1-40 Zone**

Existing: Single and duplex

**Proposed: Court remand minor subdivision.**

**Attorney:** Clement Lisitski, 3318 Simpson Ave, provided introduction and details about building coverage proposed.

**Professional(s):** Jack Snyder, Professional Architect, 2 21<sup>st</sup> Street, Ocean City, provided details of development.

**Exhibit(s):** A1- color coded tax map (in representation).

**Public comment:** None.

**Granted 5-0, with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; Mr. Allegretto, Mr. McClellan and Mr. Vanderschuere recused themselves. Granting of building coverage effectively settles this litigation.**

**3. PMN16-002 Beth Ann Marcin, 1 Wesley Rd, Block 70.03, Lot 1, G30/3000 Zone**

Existing: Single

**Proposed: Minor subdivision requiring lot area, frontage, width and depth variance(s).**

**Attorney:** Avery Teitler, 618 West Avenue, Ocean City, provided introduction to application and details.

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

**Witness(es):** None.

**Exhibit(s):** A1- 1960 tax map, sheet 6; A2- photos of easement area; A3- highlighted Block 70.03 tax map; O1- three sheets of use analysis.

**Opposing Attorney:** Jeffrey Barnes, Barnes Law Group, 111 E 17<sup>th</sup> St, North Wildwood, representing Joseph Weiss, 9 Wesley Rd, presented Thomas D'Arcy, Professional Planner, as an expert witness. Mr. D'Arcy had various comments about the proposed development and presented exhibit O1.

**Public comment:** Lou Petro, 605 North St had concerns about parking; Keith Gesler, 19 Wesley Rd, opposed to application.

**Granted 5-2, with conditions, Mr. Braun made the motion, Mr. Sheppard seconded, Mr. Jones and Mr. Vanderschuere voting in the negative; needs revisions; cost estimate.**

**Old Business:**

1. **Resolution(s) for:** PMN15-033 JWR Properties- adopted unanimously, those eligible to vote.
2. **Adopt 2/3/16 meeting minutes-** adopted unanimously, those eligible to vote.
3. **Subcommittee reports**

**Adjournment:** 9:10 pm

Adopted: 4/10/16

  
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JAIME M. CORNELL-FINE  
Certified Land Use Administrator