

April 6, 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. Braun, Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan and Mr. Sheppard.

Absent: Mr. Becher and Mr. Vanderschuere.

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

New Business:

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

Continued from 12/9/15, 1/13/16, 2/3/16

Existing: Parking lot

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

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

Professional(s): Bruce Englebaugh, Minno & Wasko, 80 Lambert Lane, Lambertville, Professional Architect provided details of proposed amendment/development. Dave Shropshire, 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 amendment to site development. Bruce Hamlin, owner/operator of property management company, provided details of site operations and amenities to be provided.

Witness(s): Joe Ernst, Select Properties, responded to questions by opposing attorney (Chris Baylinson).

Exhibit(s): Presented by Mr. Barnhart: A32- site development plan sheet C-5; A33- grading, drainage & utility layout sheet C6; A34- construction details sheet C8. Presented by Mr. Englebaugh: A35- cover & sheet index Sheet A; A36- first floor plan sheet A-1; A37- second floor plan sheet A-2; A38- third floor plan sheet A-3; A39 fourth floor plan sheet A-4; A40- fifth floor plan sheet A-5; A41- sixth floor plan sheet A-6; A42- roof plan sheet A-7; A43- Ocean Ave. elevation sheet A-6; A44- Eleventh St elevation sheet A-8; A45- south elevation sheet A-10; A46- east elevation sheet A-11; A47- section sheet A-12; A48- signage sheet A-13; A49- details sheet A-14; A50- details sheet A-15; A51- details sheet A-16; A52- details sheet A-17; A53- details sheet A-18; A54- details sheet A-19. Presented by Mr. Shropshire: A55- signage sheet A20; A56- signage sheet A-21; A57- signage sheet A-22; A58- signage sheet A-23; A59- valet aisle parking sheet A-24; A60- valet aisle parking sheet A-25; A61- valet aisle parking sheet A-26; A65- parking garage level 1; A66- parking garage level 2; A67- parking garage level 3. Presented by Mr. Hamlin: A68- Soleil Resort v. residential condo building; A69- hotel amenity and services chart. No presenter: A62- staging plan phase 1 sheet A0001; A63- staging plan phase 2 sheet A002; A64- staging plan phase 3 sheet A003.

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

PSPF15-027 Select Properties Inc (continued)

Public comment: Sam Khoury, 6 Summit Rd, Oak Ridge, NJ, presented exhibit K1- multi-page document, and had comment(s); Sherry Bresler, 1026 Herkness Dr, Meadowbrook, PA, had comment(s); Scott Schaffer, 803 Gristmill Ln, West Chester, PA had comment(s); Bill Maxwell, 39 Forsythia Ln, Pilesgrove, NJ, had comment(s); George Elias, 404 Shipwrighter Way, Lansdale, PA in favor of application; Mark Raab, 12 W Aberdeen Rd, Ocean City, concerned with traffic on 11th St; Nancy Ferguson Notaro, 502 11th St, had question(s); Nancy Plauschinat, 1104 & 1108 Ocean Ave opposed to application; Scott Littlefield, 348 Highland Ave, Souderton, PA, had comment(s); David Hayes, 641 Battersea Rd, Ocean City, opposed to application; Marie Hayes, 641 Battersea Rd, Ocean City, NJ, opposed to application; John Coulter, 4097 Brighton Ct, Schwenksville, PA, opposed to application; Wes Kazmarck, 63 Village Dr, Somers Point, opposed to application; Chuck Bangle, 1302 Harbour Cove South, Somers Point, had comment(s); Jody Levchuk, 943 Central Ave, Ocean City, opposed to application; Scott Simpson, 7 Dirt Rd, Beesleys Point, had comment(s); John Stauffer, 1838 Wesley Ave, opposed to application; Hank Glaser, 852 Boardwalk, Ocean City, had comment(s); Tom Heist, 297 W Atlantic Blvd, Ocean City, opposed to application; Peter Voudouris, 9 Acorn Way, Glen Mills, PA, opposed to application; John Littlefield, 348 Highland Ave, Souderton, PA, had comment(s); Vincent Orlando, Professional Planner/Engineer, presented exhibit O1- comparison plan and had various comments.

Preliminary site plan approval denied 1-7, Mr. Adams voting in the positive; Mr. Sheppard certified he listened to the 1/13/16 hearing in its entirety and is eligible to participate.

Old Business:

- 1. Resolution(s) for:** PMN16-002 Marcin; PMN16-003 Duncan; PMN15-002 Samicah; PMSP15-010 Martin Prince; consistency resolutions #16-02 and #16-03: adopted unanimously, those eligible to vote.
- 2. Adopt 3/2/16 and 3/9/15 meeting minutes:** adopted unanimously, those eligible to vote.
- 3. Subcommittee reports:** Mr. Loeper gave brief update on ordinance revisions.

Adjournment: 10:50 pm

Adopted: 5/11/16


JAIME M. CORNELL-FINE
Certified Land Use Administrator