

April 13, 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. Becher, Mr. Braun (arrived after roll call), Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan and Mr. Sheppard and Mr. Vanderschuere.

**Absent:** None.

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. PMSP14-028 Sandy Point Construction LLC, 617 8<sup>th</sup> St, Block 705, Lot 17, HZ Zone**

Existing: Hotel

**Proposed: Minor subdivision requiring lot depth variance.**

**Attorney:** Michael Fusco, II, 644 West Avenue, Ocean City, provided introduction and details about proposed subdivision.

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

**Witness(es):** None.

**Exhibit(s):** A1- copy of tax map.

**Public comment:** Susan Matthews, 815 Wesley Ave, had concerns about parking; Rich Tolson, 708 Plymouth Place, had comments; Walter Dilg, 730 Wesley Ave, opposed to application.

**Granted 9-0, with conditions, Mr. Jessel made the motion, Mr. Sheppard seconded; needs revisions; interim landscaping plan restriction; cost estimate; bond for monuments.**

**2. PSPF16-006 10<sup>th</sup> Street Wharf LLC, 201-07 W 10<sup>th</sup> St, Block 911, Lot 1-4.01, MVHR Zone**

Existing: Commercial

**Proposed: Preliminary/final major site requiring variance(s).**

**Attorney:** Keith Davis, Nemad, Perillo & Davis, 4030 Ocean Heights Ave, Egg Harbor Township, provided introduction and details about proposed redevelopment.

**Professional(s):** Dan Wheaton, Ten10 Architecture, 268 Raft Ave, Manahawkin, Professional Architect, provided detail about proposed development and revisions made as required by CAFRA/DEP. Joseph Maffei, EDA, 5 Cambridge Dr, Ocean View, Professional Engineer, provided details of proposed development. Tiffany CuvIELLO, 359 Superior Rd, Egg Harbor Township, Professional Planner, provided details of proposed development and redevelopment plan.

**Witness(es):** Tom Gill, applicant, provided information about site.

**Exhibit(s):** A1- colored rendering elevation perspective; A2- colored redevelopment plan; A3- colored site plan; A4- turning movement plan; A5- exterior elevations; A6- building height exhibit; A7- floor plan; A8- photos of previous conditions; A9- presentation board from redevelopment hearing; A10- redevelopment plan; A12- Ord. #13-35; A13- McCrosson memo; A14- gas globe; A15- historical photos- gas pumps; A16- marina proforma- financial.

**PSPF16-006 10<sup>th</sup> Street Wharf LLC (continued)**

**Opposing Attorney:** Chris Baylinson, Perskie Mairone Brog & Baylinson, 1201 New Road, Linwood, representing Jack and Eileen Ball, 112 10<sup>th</sup> St, presented Stephen Fenwick, Fenwick Architects, 646 W Ocean Heights Ave, Linwood, professional Architect/Planner, as an expert witness.

**Witness(es):** Jack Ball had concerns about impact of development on his property.

**Exhibit(s):** B1- EDA site plan; B2- EDA grading and drainage plan; B3- Ten10 elevations; B4- sheet A3 of submitted plans

**Public comment:** Peggy Worthington, 900 Palen Ave #9, opposed to "gas station"; John Ball, 900 Palen Ave #5, had comments; Leonard Hunt, 113 W 10<sup>th</sup> St, concerns about loading dock and lighting; Jim Moretti, 111 W 10<sup>th</sup> St, concerns about parking and lighting; Brian Logue, 711 First St, in favor of application; Jim Robinson, 916 Palen Ave, in favor of application; Joe Young, 941 Palen Ave, in favor of application; Carla Migliaccio, 937 Palen Ave, in favor of application; Jack Davidson, 155 W 17<sup>th</sup> St, in favor of application..

**Granted 8-1, with conditions, Mr. Adams made the motion, Mr. Becher seconded, Mr. Allegretto voting in the negative; needs revisions; utility letters; cost estimate.**

**Adjournment:** 10:50 pm

Adopted: 5/11/14

  
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JAIME M. CORNELL-FINE  
Certified Land Use Administrator