

May 11, 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 (arrived 6:03), Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. McClellan (arrived 6:21) and Mr. Sheppard.

Absent: Mr. Becher and Mr. Vanderscheure

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. **PMS16-007 JWR Properties LLC, 1008 Ocean Avenue, Block 1002, Lot(s) 13, HZ Zone**
Existing: Multi-family
Proposed: New triplex requiring minor site with bulk variance(s).

Rescheduled to June 8; renoticing required.

2. **PMSF16-005 Kimble Trust, 30 Cardiff Rd, Block 70.67, Lot 2, G60/6000 Zone**
Existing: Single family
Proposed: Major preliminary/final major subdivision requiring lot frontage variance.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed redevelopment.

Professional(s): James "Ned" Schwab, 8 E 10th Street, Professional Surveyor/Planner, provided details of proposed subdivision. Ed Speitel, 20 East Taunton Rd, Berlin, Professional Engineer, provided details of proposal.

Witness(es): None.

Exhibit(s): A1- proposed 6 lot subdivision.

Public comment: None.

Granted 7-0, with conditions, Mr. Braun made the motion, Mr. Sheppard seconded; needs revisions; utility letters; cost estimate; preconstruction meeting.

3. **PMN15-028 Alejandro & Janine Zozaya, 101 Anchor Rd & 1901 Ferndale Dr, Block 1916, Lots 24 & 25, RNL Zone**
Existing: Vacant and Single
Proposed: Minor subdivision extension

Attorney: Avery Teitler, 618 West Ave, Ocean City, requested extension to file subdivision.

Granted 7-0, Mr. Adams made the motion, Mr. Braun seconded; extension granted to 12/31/16.

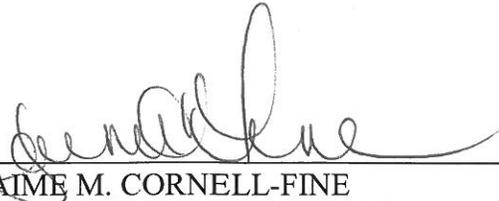
4. **Appoint Willis F. Flower, Esq. of Ford, Flower, Hasbrouck & Loefflad as alternate/conflict solicitor- adopted unanimously.**
5. **Consistency report: Ord. #16-08 Zoning permit requirement- adopted unanimously**

Old Business:

1. **Resolution(s) for:** PSPF15-027 Select; PMSP14-028 Sandy Point; PSPF16-006 10th Street Wharf- those eligible to vote adopted unanimously.
2. **Adopt 4/6/16 and 4/13/16 meeting minutes-** those eligible to vote adopted unanimously.
3. **Subcommittee reports**

Adjournment: 7:00 pm

Adopted: 6/8/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator