

June 8, 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 (left 6:30 pm), Mr. Jones, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Mr. Vanderschuere

Absent: Mr. Becher

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. Ocean City Firehouse, 2901 West Ave, Block 2903, Lot 11, courtesy presentation- Dottie McCrosson and William McLees provided presentation of the proposed development. The Board unanimously supports the City to continue with this development.

2. PMS16-007 JWR Properties LLC, 1008 Ocean Ave, Block 1002, Lot(s) 13, HZ Zone

Existing: Multi-family

Proposed: New triplex requiring minor site with bulk variance(s).

Attorney: Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed site plan.

Professional(s): George "Terry" Wray Thomas, Professional Architect, 599 Shore Rd, Somers Point, provided details of proposed development.

Witness(es): None.

Exhibit(s): A1- elevation revision(s).

Public comment: William Boston, 1012 Ocean Ave, had concerns about front yard setback. Mr. Thomas provided details.

Granted 9-0, with conditions, Mr. Braun made the motion, Mr. Jessel seconded; needs revisions; utility letters; cost estimate; SESC plan.

3. Consistency report: Ord. #16-09 HZ; #16-12 Riviera/Bayou; #16-13 Architectural Projections; #16-14 Decorative Railings- all adopted unanimously

Old Business:

1. **Resolution(s) for:** ~~Resolution(s) for:~~ PMSF16-005 Kimble; PMN15-028 Zozaya; Consistency #16-08- those eligible to vote adopted unanimously.
2. **Adopt 5/11/16 meeting minutes-** those eligible to vote adopted unanimously.
3. **Subcommittee reports-** Mr. Loeper stated the subcommittee continues to meet.
4. **PSPF16-006 10th Street Wharf LLC- resolution clarification-** the Board unanimously approved letter from the Board Secretary to the City Clerk recommending the City vacate the required portion of 10th Street for this development as indicated on the plan. Mr. Griffith will provide letter concerning the three gas pumps.

Adjournment: 7:15 pm

Adopted: 7/13/16


JAIME M. CORNELL-FINE
Certified Land Use Administrator