

**July 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, Mr. Jessel, Mr. Jones, Mr. Loeper, Mr. Sheppard and Dr. Vanderschuere

**Absent:** Mr. McClellan

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

**New Business:**

**1. PMN16-011 Eastern Construction & Electric Inc, 348-50 W 17<sup>th</sup> St, Block 1709.01, Lot 17, BN35**

Existing: Vacant

**Proposed: Minor subdivision requiring lot depth and front yard setback variances.**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed subdivision and development plan.

**Professional(s):** George "Terry" Wray Thomas, Professional Architect/Engineer/Planner, 599 Shore Rd, Somers Point, provided details of proposed development. James "Ned" Schwab, Professional Surveyor/Planner, 8 E. 10<sup>th</sup> St, Ocean City, provided details of proposed subdivision and development.

**Witness(es):** None.

**Exhibit(s):** A1- aerial photo of neighborhood.

**Public comment:** Philip Kolea, 180 W. 17<sup>th</sup> St, opposed to application; James Duble, 340 W. 17<sup>th</sup> St, had concerns about application; Barbara Kanigowski, 211 W. 17<sup>th</sup> St, had concerns about application.

**Granted 7-2, with conditions, Mr. Braun made the motion, Mr. Jessel seconded; Mr. Jones and Mr. Loeper voting in the negative; needs revisions; utility letters; cost estimate; grading plan.**

**2. PMS16-015 Eastern Construction & Electric Inc, 1244 Asbury Ave, Block 1205, Lot 31, CB-1 Zone**

Existing: Mixed use

**Proposed: New mixed use requiring lot area, width and frontage, commercial sf, on-site parking spaces, parking setback and sign projection variances.**

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

**Professional(s):** James Chadwick, Professional Architect/Engineer, 841 Central Ave, Ocean City, provided details of proposed development.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 9-0, with conditions, Mr. Jones made the motion, Mr. Braun seconded; needs revisions; cost estimate.**

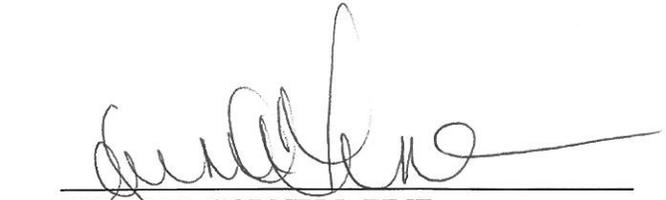
**3. Consistency report: Ord. #16-15 DB Zone - adopted unanimously.**

**Old Business:**

1. **Resolution(s) for:** PMS16-007 JWR; Consistency #16-09, 16-12, 16-13, 16-14 - those eligible to vote adopted unanimously.
2. **Adopt 6/8/16 meeting minutes-** those eligible to vote adopted unanimously.
3. **Subcommittee reports-** Mr. Loeper would like members to send any comments in regards to the HZ zone to Mr. Scheule.
4. **Executive session-** Mr. Griffith provided information pending litigation.

Adjournment: 8:00 pm

Adopted: 8/3/16



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JAIMÉ M. CORNELL-FINE  
Certified Land Use Administrator