

October 5, 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. Becher (arrived after roll call), Mr. Birch (recused himself from meeting 6:15), Mr. Braun (arrived after roll call), Mr. Jessel, Mr. Loeper, Mr. McClellan, Mr. Sheppard and Dr. Vanderschuere

Absent: Mr. Jones

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

New Business:

New Business:

1. PMN16-019 Richard & Kathleen Ringler, 6 14th St, Block 1408, Lot 6, R-1-40 Zone

Existing: Single

Proposed: Minor subdivision requiring lot area, frontage, width and depth variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed subdivision and the need for variance relief.

Professional(s): James "Ned" Schwab, Schwab Land Surveying and Planning, LLC, Professional Planner/Surveyor, 8 E 10th St, Ocean City, provided details of subdivision and site. Andrew Bechtold, from George Wray Thomas, Professional Architect, 599 Shore Rd, Somers Point, provided details of proposed subdivision and development.

Witness(es): None.

Exhibit(s): A1- hypothetical coverages.

Public comment: Patricia Burkhardt, 9 E 14th St, concerned about flooding; Dr. James Lavis, 2 E 14th St, would like the retaining wall to extend to property line; David Rauenzahn, 1417 Bay Ave, had letter from contractor deemed inadmissible; Christine Sauer, 120 Central Ave, had comments and letter deemed inadmissible; Mary Milideo, 1359 Tioga Terr, opposed to application.

Granted 7-2, with conditions, Mr. Jessel made the motion, Mr. Becher seconded; Mr. Braun and Dr. Vanderschuere voting in the negative; needs revisions; cost estimate; title report.

2. PMN16-018 John Jackson, 154 Roosevelt Blvd, Block 3508.01, Lots 2, 2.01 & 2.02, MPN Zone

Existing: Residential

Proposed: Minor subdivision requiring lot frontage and width, front and rear yard setback and number of parking spaces variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed subdivision and development and the need for variance relief.

Professional(s): James "Ned" Schwab, Schwab Land Surveying and Planning, LLC, Professional Planner/Surveyor, 8 E 10th St, Ocean City, provided details of subdivision and site. Andrew Bechtold, from George Wray Thomas, Professional Architect, 599 Shore Rd, Somers Point, provided details of proposed subdivision and development.

Witness(es): John Jackson, applicant, provided details for the proposed development.

Exhibit(s): A1- hypothetical addition; A2- Lot 16.03 photo.

Public comment: James Lowe, 921 Park Pl #701, presented exhibit L1- Lowe exhibit, opposed to application.

PMN16-018 John Jackson, 154 Roosevelt Blvd, Block 3508.01, Lots 2, 2.01 & 2.02, MPN Zone (continued)

Opposing Attorney: Clement Lisitski, 3318 Simpson Ave, Ocean City, representing Pamela Blue/Dina Padula, 223 Victoria Ln, Jesse Vitagliano, 225 Victoria Ln, Suzanne Morgan, 219 Victoria Ln, Edward & Marilyn Salmon, 227 Victoria Ln, Harry & Dawn Vanderslice, 216 Victoria Ln, Roland Slobogin/Eugene Tully, 215 Victoria Ln, Valerie Davis, 212 Victoria Ln and Michael & Julie Dattilo, 217 Victoria Ln.

Opposing Professional(s): Barbara Allen Woolley-Dillon, Professional Planner, 125 E Main St #2B, Tuckerton, provided details about the proposed subdivision and development.

Opposing Exhibit(s): O1- deed; O2- assessor's property card; O3- tax map; O4- Schwab survey; O5- aerial; O6- 3 page aerial; O7- enlarged aerial; O8- enlarged aerial.

Opposing Witness(es): Pamela Blue, opposed to application; Dawn Vanderslice, opposed to application; Jesse Vitagliano, opposed to application; Suzanne Morgan, opposed to application..

Denied 0-9, Dr. Vanderschuere made the motion, Mr. Braun seconded.

Old Business:

- 1. Resolution(s) for:** Consistency #16-24, #16-26, #16-27- those eligible to vote adopted unanimously
- 2. Adopt 9/7/16 meeting minutes-** those eligible to vote adopted unanimously
- 3. Subcommittee reports-** none

Adjournment: 10:35 pm

Adopted: 11/2/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator