

**October 18, 2016**  
**City of Ocean City**  
**PLANNING BOARD**  
**SPECIAL MEETING MINUTES**

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**Order was called 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. Jones, Mr. Loeper, Mr. Sheppard and Dr. Vanderschuere

**Absent:** Mr. Becher, Mr. Jessel and Mr. McClellan

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

**New Business:**

**1. PSPF16-010 Benjamin Jackson Burnley Touring LLC, 301 3<sup>rd</sup> St, Block 211, Lots 1, NB Zone**

Existing: Commercial

**Proposed:** Alteration to commercial site requiring preliminary/final site plan approval front, rear, side and aggregate side yard setbacks, 1<sup>st</sup> floor commercial sf, 1<sup>st</sup> floor ceiling height, glass façade, parking spaces, exhaust vent and vehicle access variances.

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed development and the need for variance relief for mixed use structure.

**Professional(s):** William McLees, Professional Architect, 5 MacArthur Blvd, Somers Point, provided details of proposed development. Tiffany CuvIELLO, Professional Planner, provided details of proposed mixed use structure.

**Witness(es):** None.

**Exhibit(s):** A1- color rendering ground and 2<sup>nd</sup> floor; A2- color rendering 3<sup>rd</sup> floor and roof; A3- exterior elevations.

**Public comment:** Celeste Duke, 250 Asbury Ave, exhibit O1- letter in opposition, opposed to application; Niamh Crossman, 257 Asbury Ave, had concerns; Denise Leitch, 256 Asbury Ave, had concerns about noise; Jill Lemon, 300 Asbury Ave, in favor of application.

**Granted 8-0, with conditions, Mr. Braun made the motion, Mr. Sheppard seconded; needs revisions; cost estimate; 4 shade tree contributions; pre-construction meeting.**

**2. PSPF16-021 OC Bwalk Holdings LLC, 816 9<sup>th</sup> St, Block 901, Lots 12, ON BD Zone**

Existing: Commercial

**Proposed: Alteration to commercial site requiring preliminary/final site plan approval requiring parking setback, minimum drive aisle width and number of loading dock variances.**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed development and the need for variance relief for mixed use structure.

**Professional(s):** William McLees, Professional Architect, 5 MacArthur Blvd, Somers Point, provided details of proposed development. Jon Barnhart, Professional Planner/Engineer, provided details of proposed commercial use structure.

**Witness(es):** None.

**Exhibit(s):** A1- aerial; A2- color rendering; A3- color rendering 1<sup>st</sup> floor and 9<sup>th</sup> Street elevation; A4- 2<sup>nd</sup> floor plan and south elevation.

**Public comment:** None.

**Granted 8-0, with conditions, Mr. Sheppard made the motion, Mr. Braun seconded; needs revisions; cost estimate; consent from City for fence; pre-construction meeting.**

**Executive session:** site subcommittee will meet to discuss possible mitigation to on-going litigation.

**Adjournment:** 8:30 pm

Adopted: 11/2/16

  
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JAIME M. CORNELL-FINE  
Certified Land Use Administrator