

May 10, 2017
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, Mr. Birch, Mr. Crowley, 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 for the Board, David Scheidegg was the Professional Engineer for the Board and Jaime Cornell-Fine was Secretary for the Board.

New Business:

1. PBA16-029 John & Angela Sessock, 1417 West Ave, Block 1405, Lot 13, R-2-30 Zone

Existing: Single family

Proposed: Minor subdivision

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about need for extension.

Professional(s): None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 9-0, with previous conditions, Mr. Sheppard made the motion and Mr. Jones seconded; filing extended to 12/31/17.

2. PBA17-006 Estate of Walter Winther, 3714, 3716-18 Wesley Ave, Block 3701, Lots 16 & 16.01, R-O-2-50 Zone

Existing: Duplex

Proposed: Minor subdivision requiring lot area and lot width variances

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided details for proposed minor subdivision and need for variance relief.

Professional(s): John Halbruner, PE, RA, Ai5 Studios, 701 West Ave, Ocean City provided details of proposed subdivision. Provided details of current site.

Witness(es): None

Exhibit(s): A1- 2 sheets of aerial photos; A2- conceptual plan if developed 80' wide lot

Public comment: Evio Panichi, 3733-35 Central Ave, in favor of application.

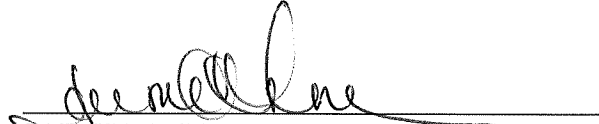
Granted 9-0, Mr. Jones made the motion, Mr. Sheppard seconded; needs deed restriction single family on Lot 16 and storage area non-habitable; grading/concrete deferred to Municipal Engineer

Old Business:

1. **Resolution(s):** PBA17-004 OC Dev Group- adopted unanimously, those eligible to vote.
2. **Adopt 4/5/17 meeting minutes-** adopted unanimously, those eligible to vote.
3. **Subcommittee reports-** Mr. Scheule gave a brief update on what the subcommittee is working on. An updated Economic Master Plan element is in draft form and a workshop will be scheduled for the next public Board meeting.

Adjournment: 6:45 pm

Adopted: 6/7/17


JAIME M. CORNELL-FINE
Certified Land Use Administrator