

July 12, 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. Crowley, Mr. Jones, Mr. Loeper and Mr. Sheppard

Absent: Mr. Becher, Mr. Birch, Mr. Jessel, Mr. McClellan, and Dr. Vanderschuere

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. PBA17-008 Harcole LLC, 207 Haven Ave, Block 212, Lot 9, NEN Zone

Existing: Single family

Proposed: Minor subdivision

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details of proposed subdivision and site.

Professional(s): Bruce McKenna, PE, PLS, Monarch Surveying & Engineering, Pittman, provided details of proposed subdivision and moving existing structure.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Jones made the motion and Mr. Sheppard seconded; needs revisions, cost estimate, pre-construction meeting, as-built survey for proposed Lot 9

2. PBA17-011 Anne Dalessandro, 300 28th St, Block 2803, Lot 9, R-1-50 Zone

Existing: Single family

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

Attorney: Avery Teitler, 618 West Ave, Ocean City, requested to be tabled to 8/9/17 meeting.

Professional(s): None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, Mr. Adams made the motion and Mr. Sheppard seconded; tabled to 8/9/17 no renoticing required

3. PBA17-016 Alex Kazmarck, 800 Wesley Ave, Block 805, Lot 17.03, CB Zone

Existing: Commercial

Proposed: Minor site requiring conditional use

Attorney: William Serber, 201 E 34th St, Ocean City, provided introduction and details about rehabilitation phase I and phase II.

Professional(s): Edwin Howell, RA, PP, 9 Otter Ln, Egg Harbor Twp, provided details of proposed rehabilitation and addition.

Witness(es): Alex Kazmarck, applicant, provided information about site and proposed structure.

Exhibit(s): A1- 4 panel picture/rendering; A2- rendering

Public comment: Jim Tweed, 1512 Ocean Ave, in favor of application.

Granted 6-0, with conditions, Mr. Adams made the motion and Mr. Sheppard seconded; needs revisions, cost estimate, pre-construction meeting (phase II)


Old Business:

1. **Adopt 6/7/17 meeting minutes-** adopted unanimously, those eligible to vote.

2. **Subcommittee reports-** Mr. Scheule provided a summary of activity for the Floodplain Management Plan (FMP) and stated it is moving forward.

Adjournment: 7:40 pm

Adopted: 8/9/17



JAIME M. CORNELL-FINE
Certified Land Use Administrator