

**December 13, 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. 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. PSPF14-014 Anthony J. Frank, 719 10<sup>th</sup> St & 943 Ocean Ave, Block 901, Lot 25 & 26, HZ Zone**

Existing: Motel and garage

**Proposed: Amendment final site plan; final granted 10/11/17**

**Attorney:** Michael Fusco, II, 644 West Ave, Ocean City, provided details of amendment to final approval to modify the manner in which trash/recyclable materials are managed and convert ground floor room previously approved for trash collection to storage room.

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** A1: affidavit from Anthony Frank.

**Public comment:** None.

**Granted 8-0, with conditions, Mr. Jones made the motion and Mr. Adams seconded; Mr. Birch recused himself; needs cost estimate; deed of consolidation; deed revision for compactor; previous conditions of approval: proof of demolition; SESC; proof of filing lot merger with County; certificate of liability insurance; plan needs revisions.**

**2. PBA17-023 Ocean City Dev Group LLC, 2708 Central Ave, Block 2702, Lot 17, R-2-40 Zone**

Existing: Single family

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

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

**Professional(s):** James "Ned" E. Schwab, III, PP, PLS, 8 E. 10<sup>th</sup> St, Ocean City, provided information of the proposed subdivision and development. Christopher Halliday, RA, of Halliday Architects, provided details of proposed development.

**Witness(es):** None.

**Exhibit(s):** A1- alternate site plan.

**Public comment:** None.

**Granted 8-1, with conditions, Mr. Sheppard made the motion and Mr. Jessel seconded; Mr. Jones voted in the negative; needs revisions; cost estimate.**

**3. PBA17-030 First Peak LLC, 401 West Ave, Block 408, Lot 15, R-2-30 Zone**

Existing: Single family

**Proposed: Minor subdivision**

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

**Professional(s):** James "Ned" E. Schwab, III, PP, PLS, 8 E. 10<sup>th</sup> St, Ocean City, provided information of the proposed subdivision.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.


**Granted 9-0, with conditions, Mr. Jones made the motion and Mr. Sheppard seconded; needs revisions; cost estimate; pre-construction meeting.**

**Old Business:**

1. **Adopt 11/8/17 meeting minutes:** adopted unanimously, those eligible to vote.
2. **Adopt resolutions PBA17-007 903 Bay and PBA17-027 Chase:** adopted unanimously, those eligible to vote.
3. **Subcommittee reports:** None.

**Adjournment: 7:00 pm**

Adopted: 1/10/18

  
JAIME M. CORNELL-FINE  
Certified Land Use Administrator