

January 10, 2018
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. Bekier, Mr. Birch, Mr. Crowley, Mrs. Halliday, Mr. Loeper, and Mr. Sheppard

Absent: 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. 2018 Reorganization:** Chair: John Loeper; Vice Chair: Gary Jessel; Secretary: Jaime Cornell Fine; Primary newspaper: Sentinel, secondary The Press; Solicitor: Gary Griffith; Planner: Randall Scheule; Engineer: David Scheidegg; Conflict Solicitor: Willis Flower.
- 2. 2018 Committee Assignments:** Mr. Adams, Mr. Loeper and Mr. Sheppard site subcommittee; alternates will be contacted accordingly.
- 3. 2018 annual meeting schedule:** adopted unanimously.
- 4. PBA16-029 John & Angela Sessock, 1417 West Ave, Block 1405, Lot 13, R-2-30 Zone**
Existing: Single family
Proposed: Extension request for minor subdivision granted 12/14/16

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information regarding extension request.

Professional(s): None

Witness(es): None

Exhibit(s): None

Granted 7-0, Mr. Sheppard made the motion, Mr. Allegretto seconded; extended to 6/30/18; all previous conditions of approval apply.

5. PBA17-041 Ocean City Housing Authority, Block 605, Lot 1, 308 6th St

Consistency pursuant to NJSA 40:55D-31a

Attorney: Charles Gabage, 1179 E Landis Ave, Vineland, provided information regarding consistency/development.

Professional(s): Richard Ginnetti, of Brooke Group LLC, consultant for Housing Authority, gave brief description of development. Jason Sciuillo, PE, of Marathon Engineering, 1616 Pacific Ave, Atlantic City, provided details of development.

Witness(es): None.

Exhibit(s): A1- aerial site plan; A2- color elevation

Public comment: None.

Granted 6-0, Mr. Adams made the motion, Mr. Allegretto seconded; Mr. Loeper and Mrs. Halliday recused themselves from hearing.

6. PBA17-035 KFuzz Development LLC, 101 Spruce Rd, Block 1915, Lot 13, RNL50/5000 Zone

Existing: Single family

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

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

Professional(s): Thomas Deneka, PLS, of HDG Engineering, Professional Land Surveyor, 701 West Ave, Ocean City, provided details of proposed subdivision. Christopher Halliday, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

Witness(es): None.

Exhibit(s): A1- rendering; A2- portion of tax map.

Public comment: None.

Granted 7-0, Mr. Sheppard made the motion, Mr. Allegretto seconded; Mrs. Halliday recused herself from hearing; needs revised plans, 6' fence consent from adjoining properties; pre-construction meeting; cost estimate.

Old Business:

1. **Resolution(s):** PSPF14-014 Frank; PBA17-023 Ocean City Dev Group; PBA17-030 First Peak: adopted unanimously, those eligible to vote.
2. **Adopt 12/13/17 meeting minutes:** adopted unanimously, those eligible to vote.
3. **Subcommittee reports**

Adjournment: 7:20 pm

Adopted: 2/7/18



JAYME M. CORNELL-FINE
Certified Land Use Administrator