

**February 7, 2018**  
**City of Ocean City**  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**

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**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, Mr. McClellan, and Mr. Sheppard

**Absent:** Mr. Jessel, 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. PBA17-037 10<sup>th</sup> & Asbury LLC, 1000 Asbury Ave, Block 1005, Lot 15, CB Zone**

Existing: Commercial

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

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed subdivision and the need for variance relief. Mr. Teitler stated any development would require new site plan application to the Board for review/approval.

**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 exhibit A1.

**Witness(es):** None

**Exhibit(s):** A1: rendering/massing of lot with and without subdivision

**Public comment:** Jonathan Geller, 1033 West Ave, had concern about parking; Kathleen Geller, 1033 West Ave, had concerns about parking; Angelo Foresta, 1044 Asbury Ave, had comments.

**Denied 4-4, Mr. Sheppard made the motion, Mr. Adams seconded; Mrs. Halliday recused herself; Mr. Allegretto, Mr. McClellan, Mr. Bekier, and Mr. Sheppard voted in the negative**

**2. PBA17-038 Liem Ma & Nhu Tran, 612 Asbury Ave, Block 605, Lot 4, CB Zone**

Existing: Commercial

**Proposed: Minor site requiring conditional use requiring side yard setback, store width, and commercial floor area variances**

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

**Professional(s):** John Halbruner, PE, RA, of ai5 Studios, 701 West Ave, Ocean City, provided information of proposed alteration and need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 9-0, Mr. Sheppard made the motion, Mr. McClellan seconded; needs revisions; service availability letter; performance/maintenance guarentees**

3. Consistency report #17-23 Hedges; curbside plantings: Mr. Scheule presented his report for consistency.

Granted 9-0, Mr. Sheppard made the motion, Mr. McClellan seconded

Old Business:

1. Resolution(s): PBA16-029 Sessock; PBA17-035 KFuzz; PBA17-041 OC Housing Authority: all adopted unanimously, those eligible to vote.

2. Adopt 1/10/18 meeting minutes: adopted unanimously, those eligible to vote.

3. Subcommittee reports: None

Adjournment: 7:30

Adopted: 3/14/18

  
JAIME M. CORNELL-FINE  
Certified Land Use Administrator