

March 14, 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 (left 6:57pm), Mr. Allegretto, Mr. Bekier, Dr. Vanderschuere, Mrs. Halliday, Mr. Loeper, Mr. McClellan, and Mr. Sheppard

Absent: Mr. Birch, Mr. Crowley, and Mr. Jessel

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 extension

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided details of extension request.

Professional(s): None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 8-0, must be filed by 8/22/18, Mr. Sheppard made the motion, Mr. McClellan seconded; clarification of Engineer's 2/28/18 report: zoning compliance shall be shown on final as built survey for Block 9.02 including setbacks and coverages; the final placement/footprint of structure shall be shown on final subdivision plat for Lot 9.02

2. PBA17-036 Grace Partners LLC, 801 & 811 Atlantic Ave, 819 Moorlyn Terr, Block 800, Lots 1,13, 14 HZ Zone

Existing: Two motels and apartment bldg

Proposed: Preliminary major site approval

Attorney: Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed preliminary site plan proposal.

Professional(s): George "Terry" Wray Thomas, PE, PP, RA, 599 Shore Rd, Somers Point, provided details of proposed site plan.

Witness(es): None.

Exhibit(s): A1- colored rendering.

Public comment: Leslie Salsbury, Pres. Homestead Condo Assoc., in favor of application; Luanne LaRose- Homestead unit #506, expressed concerns; Jeff Heywood, 728 Atlantic Ave, had comments; Justin Flood, 22 Arkansas Ave, had question(s).

Granted 8-0, Mr. Adams made the motion, Mr. Sheppard seconded; needs revised plans; cost estimate; SESC; lot consolidation; CAFRA; no variance(s) needed for parking for common area/lock outs.

3. PBA17-040 JWR Properties LLC, 105-111 8th St, Block 710, Lot 16 DB Zone

Existing: Commercial

Proposed: Prelim/final site requiring front and sideyard setbacks, sign area and sign location variances

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

Professional(s): George "Terry" Wray Thomas , PE, PP, RA, 599 Shore Rd, Somers Point, provided details of proposed site plan and variances requested.

Witness(es): None.

Exhibit(s): A1- email from Jason Schneider (Engineer from Atlantic City Electric).

Public comment: Craig Norberg, 710 Moore Ave, against application; Gareth McDowell, 743 Moore Ave, against application; Rick Sonsini, 810 Coolidge Rd, against application; Andrew Sykes, 721 Moore Ave, traffic concern in alley.

Granted 7-0, Dr. Vanderschuere made the motion, Mr. Sheppard seconded; Mr. Adams recused himself from hearing; needs revised plans; SESC; pre-construction meeting; cost estimate.

4. 2017 Zoning Board Annual Report- Ms. Fine gave brief overview of report.

Old Business:

1. Resolution(s): PBA17-037 10th & Asbury; PBA17-038 Ma; Consistency Ord. #17-23: all adopted unanimously, those eligible to vote.

2. Adopt 2/7/18 meeting minutes: adopted unanimously, those eligible to vote.

3. Subcommittee reports: None

Adjournment: 8:15

Adopted: 4/4/18


JAIME M. CORNELL-FINE
Certified Land Use Administrator