

**JULY 11, 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 (recused himself from meeting 6:16 pm), Mr. Crowley, Mrs. Halliday, Mr. Jessel, Mr. Loeper, and Mr. Sheppard

**Absent:** 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 Felker was Secretary for the Board.

**New Business:**

1. **PBA18-015 JWR Properties LLC, 1545-51 West Ave, Block 1504, Lot 5, R-1-30 Zone**

Existing: Single family

**Proposed: Minor subdivision**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed by-right minor subdivision.

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

**Witness(es):** None.

**Exhibit(s):** A1: email from Tax Assessor's office confirming street address for new lots

**Public comment:** None.

**Granted 9-0, Mr. Sheppard made the motion, Mr. Crowley seconded; needs cost estimate**

2. **PBA18-012 Ocean City Seaport LLC, 1116 Wesley Ave, Block 1103, Lot 21, R-2-40 Zone**

Existing: Motel

**Proposed: Minor subdivision**

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

**Professional(s):** None.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 9-0, Mr. Adams made the motion, Mr. Bekier seconded; needs cost estimate.**

Mr. Birch recused himself from rest of meeting.

3. PBA18-009 Eastern Construction & Electric Inc, 243 & 247 West Ave, Block 211, Lots 5 & 6, NB Zone  
Existing: Vacant  
Proposed: New mixed use structure requiring minor site, conditional use, commercial floor & glass area, façade material and parking setback(s) variances

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

Professional(s): George Wray Thomas, PE, PP, RA, 599 Shore Rd, Somers Point, provided details of the proposed development.

Witness(es): None.

Exhibit(s): A1- proposed revised site plan pursuant to subcommittee meeting.

Public comment: None.

Granted 8-0, Mr. Jessel made the motion, Mr. Sheppard seconded; needs revisions; cost estimate.

4. Consistency report #18-09 Drive-In Business (DB) Zone: adopted 8-0, Mr. Jessel made the motion, Mr. Allegretto Seconded.

Old Business:

1. Resolution(s): PBA18-006 111 Ocean City LLC; PBA18-008 Totally Tubular: adopted unanimously, those eligible to vote.
2. Adopt 6/6/18 meeting minutes: adopted unanimously, those eligible to vote.
3. Subcommittee reports

Adjournment

Adopted: 8/8/18

  
JAIME M. FELKER

Certified Land Use Administrator