

AUGUST 8, 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, Mr. Jessel, Mr. Loeper, and Dr. Vanderschuere

Absent: Mr. McClellan, Mrs. Halliday, and Mr. Sheppard

Gary Griffith, the Solicitor for the Board, Board, David Scheidegg was the Professional Planner/Engineer for the Board and Jaime Felker was Secretary for the Board.

New Business:

1. PBA18-004 McDonald's Real Estate Co, 900-44 West Ave, Block 908, Lot 2, DB Zone

Existing: Commercial

Proposed: Alteration requiring minor site plan approval and waivers

Attorney: Keith Davis, Nemas, Perillo & Davis, 4030 Ocean Heights Ave, Egg Harbor Twp, provided introduction, details about proposed improvements and waivers requested.

Professional(s): Matthew DeWitt, PE, CoreStates, 58 Mount Bethel Rd, Warren, provided details of the proposed renovation and improvements.

Witness(es): None.

Exhibit(s): A1- survey (in application submittal); A2- elevations (in application submittal); A3- sheet C4 (in application submittal)

Public comment: None.

Granted 8-0, Mr. Jessel made the motion, Mr. Adams seconded; needs revisions, cost estimate, 6 shade tree contributions

2. PBA18-014 10th & Asbury Ave, 1000 Asbury Ave, Block 1005, Lot 15, CB Zone

Existing: Commercial

Proposed: Minor subdivision requiring lot area, width, frontage variances; new mixed use requiring minor site; parking setback, and conditional use

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed minor subdivision with variances and details of proposed development.

Professional(s): James "Ned" Schwab, III, PLS, PP, 8 E. 10th St, Ocean City, provided information about site and surrounding area; provided details of proposed subdivision. Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, provided details of proposed development and site information.

Witness(es): None.

Exhibit(s): A1- rendering.

Public comment: Mark Annarelli, 1009 West Ave, had concerns about parking; Anthony Guerriero, 1 10th St, had concerns about parking.

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

Old Business:

1. **Resolution(s):** PBA18-009 Eastern; PBA18-012 Ocean City Seaport; PBA18-015 JWR; Consistency #18-09: adopted unanimously, those eligible to vote.
2. **Adopt 7/11/18 meeting minutes:** adopted unanimously, those eligible to vote.
3. **Executive Session:** Mr. Griffith updated members of pending litigation for PBA17-037 10th & Asbury LLC
4. **Subcommittee reports:** Mr. Adams updated members of continued discussions about allowing pervious pavers and incentives.

Adjournment: 7:30 pm

Adopted: 9/12/18



JAIMIE M. FELKER
Certified Land Use Administrator