

NOVEMBER 7, 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. Allegretto, Mr. Bekier, Mr. Birch (left meeting at 6:15 pm), Mr. Crowley, Mr. Loeper, and Dr. Vanderschuere

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

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. PBA18-025 Eastern Construction & Electric Inc, 2218 Wesley Ave, Block 2201, Lot 17, R-2-40 Zone

Existing: Single family

Proposed: Minor subdivision

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

Professional(s): James “Ned” Schwab, III, PP, PLS, 8 E 10th St, Ocean City, provided details of the proposed subdivision and surrounding area.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, Mr. Bekier made the motion, Mr. Crowley seconded; needs demolition schedule; proof of demolition/monuments set, map fee, guarentees/cost estimate, service availability letters from all utilities; cost estimate; concrete/grading/recharge deferred to Municipal Engineering Department.

2. PBA18-024 HQ Investments LLC, 834 Pennlyn Pl, Block 204, Lot 13, C30/2400 Zone

Existing: Single family

Proposed: Minor subdivision

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

Professional(s): Thomas Tolbert, PLS, Design Land Surveying, Turnersville, provided details of the proposed subdivision.

Witness(es): None.

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

Public comment: None.

Granted 6-0, Mr. Crowley made the motion, Mr. Birch seconded; needs revisions to comply with map filing law; proof of demolition/monuments set, map fee, guarentees/cost estimate, service availability letters from all utilities; cost estimate; concrete/grading/recharge deferred to Municipal Engineering Department; pre-construction meeting.

3. **PBA18-022 Robert Dahlhausen/Estate of Joan Fattorini, 1 Mariana Ln, Block 2114, Lot 25, RNL 50/5000**
Zone

Existing: Single family

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, development and the need for variance relief.

Professional(s): James Schwab, III, PP, PLS, 8 E 10th St, Ocean City, provided details of the proposed subdivision and surrounding area. George Wray Thomas, PE, PP, RA, 599 Shore Rd, Somers Point, provided details of the proposed development.

Witness(es): None.

Exhibit(s): A1- portion of tax map pages 21 and 22; A2- elevation comparison

Public comment: Harry Lieberman, 51 Spruce Rd, opposed to application; Stephen Clark, 1903 Appletree Ln, in favor of application.

Granted 5-0, Mr. Crowley made the motion, Dr. Vanderschuere seconded; Mr. Birch recused himself; needs revisions; proof of demolition/monuments set, map fee, guarentees/cost estimate, cost estimate; pre-construction meeting.

Old Business:

1. **Adopt 10/3/18 meeting minutes:** adopted unanimously, those eligible to vote.

2. **Subcommittee reports:** Mr. Scheule gave update on status of ordinance revision to comply with MLUL for guarentees.

Executive Session- the Board unanimously voted to reappoint professionals for 2019 and will review contracts at next meeting.

Adjournment: 7:10 pm

Adopted: 12/12/18



JAIME M. FELKER
Certified Land Use Administrator