

DECEMBER 12, 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. Crowley, Mr. Halliday (left at 6:32 pm), Mr. Jessel, Mr. Loeper, Mr. Sheppard, and Dr. Vanderschuere

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

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. PBA18-030 James & Glenda Moretti, 34 W 10th St, Block 1009.02, Lot 4, R-L-1-25 Zone (from 12/5/18)

Existing: Single family

Proposed: Minor subdivision requiring lot area and depth variances

Attorney: Daniel Young, 701 West Ave, Ocean City, provided introduction and details about proposed subdivision.

Professional(s): James "Ned" Schwab, III, PP, PLS, 8 E 10th St, Ocean City, provided details of the proposed subdivision, surrounding area and need for variance relief. George "Terry" Wray Thomas, PE, PP, RA, 599 Shore Road, Somers Point, provided details of proposed development for each lot.

Witness(es): None.

Exhibit(s): A1- Glen Cove lots; A2- facades; A3- grading plan; A4- window reconfiguration easterly lot.

Public comment: None.

Granted 8-0, Mr. Jessel made the motion, Mr. Bekier seconded; needs revisions: details for- curb/sidewalk, patio materials, Cove Walk improvement, ada compliance, concrete gutter replacement, driveway, retaining wall(s); window revisions; proof of demolition/monuments set, map fee, guarentees/cost estimate, service availability letters from all utilities; cost estimate; grading plan subject to review/approval of Board Engineer

Mrs. Halliday left the meeting.

2. PBA18-020 Paul Tighe & Paul Tighe Jr, 249 West Ave, Block 211, Lot 4, NB Zone (from 12/5/18)

Existing: Vacant

Proposed: Minor site plan requiring conditional use

Attorney: Jon Batastini, 801 Asbury Ave, Ocean City, provided introduction and details about proposed development.

Professional(s): Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of the proposed mixed use structure.

Witness(es): Paul Tighe, 1046 Bayfront, applicant, gave brief description of proposed development.

Exhibit(s): None.

Public comment: None.

PBA18-020 Paul Tighe & Paul Tighe Jr, 249 West Ave, Block 211, Lot 4, NB Zone (continued)

Granted 7-0, Mr. Sheppard made the motion, Mr. Bekier seconded; needs guarentees/cost estimate, service availability letters from all utilities.

Mr. Scheidegg left the meeting.

3. Ocean City Housing Authority, Block 605, Lot 1, 308 6th St, consistency pursuant to NJSA 40:55D-31a, Amendment

Attorney: Charles Gabage, 1179 E Landis Ave, Vineland, provided information regarding consistency/development.
Professional(s): Richard Ginnetti, of Brooke Group LLC, consultant for Housing Authority, gave brief description of development. Jason Sciuillo, PE, PP, of Marathon Engineering, 1616 Pacific Ave, Atlantic City, provided details of development.

Witness(es): None.

Exhibit(s): A1- color rendering; A2- aerial site plan w/parking details

Public comment: None.

Granted 7-0, Mr. Sheppard made the motion, Mr. Jessel seconded

4. Consistency report #18-20 Revised definition of “municipal uses”: Mr. Scheule presented his report for consistency.

Granted 7-0, Mr. Bekier made the motion, Dr. Vanderschuere seconded

5. Consistency report #18-21 Article 2000 amend/replace Fair Share ordinance Mr. Scheule presented his report for consistency.

Granted 7-0, Mr. Bekier made the motion, Mr. Adams seconded

6. Consistency report #18-22 Development fee: Mr. Scheule presented his report for consistency.

Granted 7-0, Mr. Bekier made the motion, Dr. Vanderschuere seconded

Old Business:

1. Adopt resolution(s): PBA18-022 Dahlhausen, PBA18-025 Eastern, PBA18-024 HQ, #18-20, #18-21, #18-22- all adopted unanimously, those eligible to vote.


2. Adopt 11/7/18 meeting minutes: adopted unanimously, those eligible to vote.

3. Subcommittee reports: Subcommittee working on various topics.

Executive Session- the Board reviewed 2019 professionals' contracts.

Adjournment: 7:40 pm

Adopted: 1/9/19



JAIME M. FELKER
Certified Land Use Administrator