

January 9, 2019
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, Mrs. Halliday, Mr. Jessel, Mr. Loeper, Mr. Sheppard, and Dr. Vanderschuere (left at 6:41)

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. 2019 Reorganization:** Chair: John Loeper; Vice Chair: Gary Jessel; Secretary: Jaime Felker; Primary newspaper: Sentinel, secondary The Press; Solicitor: Gary Griffith; Planner: Randall Scheule; Engineer: David Scheidegg; Conflict Solicitor: Willis Flower.
- 2. 2019 Committee Assignment(s):** Mr. Adams, Mr. Jessel and Mr. Loeper regular subcommittee; Mr. Adams, Mr. Loeper and Mr. Sheppard site subcommittee, alternates will be contacted accordingly.
- 3. 2019 annual meeting schedule:** adopted unanimously.
- 4. PMSP15-009 Palmer Center LLC, 109 16th St, Block 1506, Lot 1, DB Zone**
Existing: Commercial
Proposed: Request for extension preliminary major subdivision and site plan with conditional use

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided information regarding extension request.

Professional(s): None

Witness(es): None

Exhibit(s): None

Granted 9-0, Mr. Sheppard made the motion, Dr. Vanderschuere seconded; extended to 1/6/20; all previous conditions of approval apply.

- 5. PBA18-028 AMT Properties LLC, 717 Asbury Ave, Block 707, Lot 9, CB Zone**
Existing: Mixed use
Proposed: New mixed use requiring minor site plan, conditional use and parking setback, commercial floor area and canopy sign area variances

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

Professional(s): James Chadwick, RA, PE, 1348 Asbury Ave, Ocean City, provided details of proposed site and development.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 9-0, Mr. Bekier made the motion, Mr. Sheppard seconded; revisions needed (decorative light details, grass strip, remove bollard lighting); service utility letters; cost estimate

Dr. Vanderschuere left the meeting.

6. 2018 Master Plan Reexam

Mr. Scheule provided details of reexam and addendum

Public comment: Rick Birch, 117 Bark Ln, had a question about addendum; Suzanne Hornick, 2962 West Ave, was opposed to increasing impervious allowance.

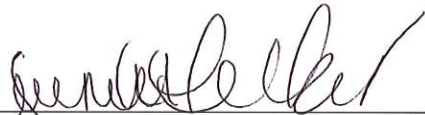
Adopted 9-0, Mr. Bekier made the motion, Mr. Jessel seconded

Old Business:

1. **Adopt Resolution(s):** PBA18-030 Moretti, PBA18-020 Tighe, OCHA consistency: adopted unanimously, those eligible to vote.
2. **Adopt 12/12/18 meeting minutes:** adopted unanimously, those eligible to vote.
3. **Subcommittee reports**

Adjournment: 7:10 pm

Adopted: 2/13/19



JAIME M. FELKER
Certified Land Use Administrator