

**FEBRUARY 13, 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. Bekier, Mr. Jessel, Mr. Loeper, Mr. McClellan, Dr. Vanderschuere

**Absent:** Mr. Allegretto, Mr. Birch, Mr. Crowley, Mrs. Halliday, 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. PBA18-023 OC Lighthouse Dep LLC, 421 Battersea Rd, Block 70.18, Lot 34,35,36, G45/5000 Zone**

Existing: Commercial

**Proposed: Preliminary major subdivision requiring parking/driveway setbacks, lot area, frontage and width variances and waivers**

**Attorney:** Michael Fusco, II, 644 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance relief.

**Professional(s):** Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development. John Halbruner, PE, HDG, 701 West Ave, Ocean City, provided details of proposed subdivision, development and surrounding area; provided information about need for variance(s).

**Witness(es):** None

**Exhibit(s):** A1- neighborhood study.

**Public comment:** Glenn Wagner, 126 Ocean Rd, opposed to application; David Hayes, 641 Battersea Rd, opposed to application; Marie Hayes, 641 Battersea Rd, opposed to application; Catherine Cipolla, 416 W Surf Rd, opposed to application; Thomas Coyle, 420 W Surf Rd, opposed to application; Audrey Kiernan, 514 W Surf Rd, in favor of application; Kevin Segich, 430 W Surf Rd, in favor of application; John McCann, 621 Battersea Rd, in favor of application; Samantha Coyle, 420 W Surf Rd, opposed to application; Maurice Gallagher, 416 W Surf Rd, in favor of application; Benjamin Dugan, 529 Battersea Rd, opposed to application

**Granted 5-1, Mr. Bekier made the motion, Dr. Vanderschuere seconded; Dr. Vanderschuere voted in the negative; revisions needed for final**

**2. Consistency report #19-01 *Prohibited Uses & Structures in All Zones***


**Granted 6-0, Mr. Adams made the motion, Dr. Vanderschuere seconded**

**Old Business:**

1. **Adopt Resolution(s):** PMSP15-009 Palmer Center LLC, PBA18-028 AMT, 2018 Master Plan Reexam: adopted unanimously, those eligible to vote.
2. **Adopt 1/9/19 meeting minutes:** adopted unanimously, those eligible to vote.
3. **Subcommittee reports-** Mr. Scheule gave brief update that they will be looking at revisions pursuant to reexam.

**Adjournment:** 7:10 pm

Adopted: 3/6/19

  
\_\_\_\_\_  
JAIIME M. FELKER  
Certified Land Use Administrator