

**MARCH 6, 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. Jessel, Mr. Loeper, Mr. McClellan, Mr. Sheppard

**Absent:** Mr. Birch, Mr. Crowley, Mrs. Halliday, 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. PBA18-029 Duncan Real Estate & Devon Douglas & Dolan LLC, 600 9<sup>th</sup> St, Block 902, Lot 5, HZ Zone**

Existing: Motel

**Proposed: Prelim/final major site plan requiring front (stairs) and parking setback variances and minor subdivision requiring lot area, width and frontage variances and waivers**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance relief. Also provided details of the de minimis exception for RSIS standards for removal of one parking space.

**Professional(s):** James "Ned" Schwab, PLS, PP, 8 E 10<sup>th</sup> St, Ocean City, provided details of proposed subdivision and details of surrounding neighborhood. Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development and need for variance relief.

**Witness(es):** None

**Exhibit(s):** A1- revised site plan; A2- grass pavers/blocks.

**Public comment:** None.

**Granted 7-0 with conditions, Mr. Bekier made the motion, Mr. Sheppard seconded; conditions include but not limited to: site plan needs revisions; subdivision needs revisions; cost estimate; SESC; recharge details; grading/swales; alley repair details**

**2. PBA18-033 Duncan Real Estate & Devon Douglas & Dolan LLC, 914 Ocean Ave, Block 902, Lot 8, HZ Zone**

Existing: Parking lot

**Proposed: Minor site plan requiring front (stairs) and parking setback variances and waivers**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance relief.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development and need for variance relief.

**Witness(es):** None

**Exhibit(s):** A1- revised site plan; A2- grass pavers/blocks; A3- aerial photo of neighborhood.

**Public comment:** None.

**Granted 7-0 with conditions, Mr. Sheppard made the motion, Mr. Bekier seconded; conditions include but not limited to: site plan needs revisions; Lot 5 to be demolished**

**3. PBA19-001 OGB Development LLC, 304-10 St. David's Pl, Block 4703.02, Lot 5, NEEL Zone**

Existing: Single

**Proposed: Minor subdivision requiring lot area, width and frontage variances and waivers**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance relief.

**Professional(s):** James "Ned" Schwab, PLS, PP, 8 E 10<sup>th</sup> St, Ocean City, provided details of proposed subdivision and details of surrounding neighborhood. Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

**Witness(es):** None

**Exhibit(s):** A1- shaded tax map.

**Public comment:** None.

**Granted 7-0 with conditions, Mr. Adams made the motion, Mr. Bekier seconded; conditions include but not limited to: site plan needs revisions; subdivision needs revisions; cost estimate; pre-construction meeting**

**4. PBA19-002 Spunk & Quirk, 956 Asbury Ave, Block 905, Lot 24.01, CB Zone**

Existing: Mixed use

**Proposed: Minor site plan for 2<sup>nd</sup> flr conversion of residential to commercial requiring number of parking spaces variance and waivers**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance relief.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development and need for variance relief.

**Witness(es):** Caitlin Quirk, applicant, provided details of proposed site and operation.

**Exhibit(s):** None.

**Public comment:** Christopher Halliday, 73 Spruce Rd, in favor of application; Nancy Aiken, 416 Central Ave, in favor of application; Brian Kempf, 1562 Simpson Ave, in favor of application; Caroline Hartman, 1562 Simpson Ave, in favor of application.

**Granted 7-0 with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; conditions include but not limited to: plan needs revisions to shoe "pent roof" and sign details**

**5. Consistency report #19-03 Article 1901 Affordable Housing Set Aside**

**Approved 7-0, Mr. Bekier made the motion, Mr. McClellan seconded**

**6. Consistency report #19-04 Inclusionary R2 Zone Districts Assemblage Incentive Overlay Zone**

**Approved 7-0, Mr. Bekier made the motion, Mr. McClellan seconded**

**Old Business:**

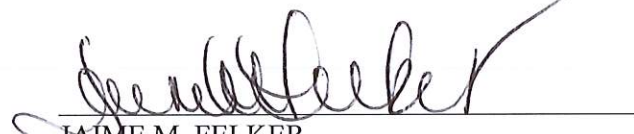
**1. Adopt resolution(s):** PBA18-023 OC Lighthouse, #19-01- adopted unanimously, those eligible to vote.

**2. Adopt 2/13/19 meeting minutes-** adopted unanimously, those eligible to vote.

**3. Subcommittee reports-** Mr. Scheule gave brief update or revisions forward to Council for their consideration.

**Adjournment 8:31 pm**

Adopted: 4/3/19

  
JAIME M. FELKER  
Certified Land Use Administrator