

**APRIL 10, 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. Crowley (left meeting 9:00) Mr. Jessel, Mr. Loeper, Mr. McClellan, Mr. Sheppard, Dr. Vanderschuere

Absent: Mr. Birch, Mrs. Halliday

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. PBA18-012 Ocean City Seaport LLC, 1116 Wesley Ave, Block 1103, Lot 21, R-2-40 Zone

Existing: Motel

Proposed: Minor subdivision extension request

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information why extension needed.

Professional(s): None.

Witness(es): None.

Exhibit(s): None

Public comment: None.

Granted 9-0 with standard conditions; Mr. Jessel made the motion, Mr. Adams seconded; extended to 12/31/19

2. PBA18-014 10th & Asbury Ave, 1000 Asbury Ave, Block 1005, Lot 15, CB Zone

Existing: Commercial

Proposed: Minor subdivision extension request

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information why extension needed.

Professional(s): None.

Witness(es): None.

Exhibit(s): None

Public comment: None.

Granted 9-0 with standard conditions; Mr. Sheppard made the motion, Mr. Bekier seconded; extended to 12/31/19

3. PBA18-017 Republic Bank, 201 & 211 9th St, Block 808, Lots 1 & 2, DB Zone

Existing: Commercial

Proposed: Preliminary/Final site plan requiring front yard setback and on-site driveway width variances and waivers

Attorney: Keith David, 4030 Ocean Heights Ave, Egg Harbor Twp, provided information and details of proposed development and need for variance relief.

Professional(s): Vincent Orlando, PE, of EDA, 5 Cambridge Drive, Ocean View, provided details of proposed development and need for variance relief. Nathan Mosely, Traffic Engineer, of Shropshire, provided details of traffic study done and traffic impact for site. Board members questioned the safety of making left turns out of site onto West Avenue going north and left turns going west onto 9th Street.

Witness(es): Sharon Hammel, Senior VP Chief Retail Officer for Republic Bank, provided details of operations, number of employees and business hours.

Exhibit(s): A1- colored rendering; A2- colored sheet 3 of site plan; A3- OCPD traffic safety report dated 2/11/19.

Public comment: None.

Granted 8-1 with conditions, Mr. Jessel made the motion, Mr. Sheppard seconded; Mr. Loeper voted in the negative; conditions include but not limited to: plan needs revisions- grades throughout site, ADA parking details, site triangle, sw/curb/apron details, decorative light details, bike rack, landscaping plan, fence revision, signage details, Hanover ADA detectable pavers, finish materials, confirm bfe, floor layout, filed deed of consolidation, 10 shade tree contributions (\$3,500), pre-construction meeting, guarantees/cost estimate

4. PBA18-036 Dean Tridente, 627 Atlantic Ave, Block 600.02, Lot 1, R-1-50 Zone

Existing: Single

Proposed: Minor subdivision requiring lot area and depth and rear yard setback 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 10th 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- resolution 01-015p; A2- minutes 11/7/01.

Public comment: Ethel Russel, 807 E. 7th St, exhibits OR1- deed restriction, OR2- welcome sign to Plaza Place, opposed to application; Tim Larson, 824 Plaza Pl, general comments; Marie Ireland, 805 E. 7th St, exhibits OI1- photos, OI2- photo, opposed to application, Mr. Griffith and Mr. Teitler addressed request for adjournment; Joan McIlvaine, 803 E. 7th St, opposed to application; Patrick Gill, 852 Plaza Pl, in favor of application; Andrew Halliday, 108 Battersea Rd, in favor of application; Louis Morelli, 2044 Central Ave, in favor of application; Giovanni Baratta, owner of site, 627 Atlantic Ave, in favor of application; Albert Kendro Jr., 857 Plaza Pl, in favor of application.

Granted 9-0 with conditions, Mr. Jessel made the motion, Mr. Sheppard seconded; conditions include but not limited to: plan needs revisions pursuant to Planner and Engineer reports, recharge details, pervious pavers in driveway Lot 1.02; guarantees/cost estimate.

Mr. Crowley left the meeting.

5. PBA19-003 OC Dev Group LLC, 60 West Ave, Block 12, Lots 16 & 16.01, NEN Zone

Existing: Single

Proposed: Minor subdivision requiring side yard setback and minimum lot area, frontage and width 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 10th St, Ocean City, provided details of proposed subdivision and details of neighborhood. Christopher Halliday, RA, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

Witness(es): None

Exhibit(s): A1- tree study.

Public comment: Daniel Beerhalter, 52 West Ave, exhibit OB1- objections, opposed to application; Rita Bractic, owner, 60 West Ave, in favor of application.

Granted 8-0 with conditions, Mr. Jessel made the motion, Mr. Bekier seconded; conditions include but not limited to: plan revisions to identify # of trees to be preserved coordinated with the Board Planner, parking spaces and details, apron/curb details, landscaping, bfe, grading, grass block pavers; guarentees/cost estimate.

Old Business:

1. Adopt resolution(s): HEFSP- adopted unanimously, those eligible to vote.

2. Adopt 4/3/19 meeting minutes- adopted unanimously, those eligible to vote.

Adjournment 9:41 pm

Adopted: 5/1/19



JAIME M. FELKER
Certified Land Use Administrator

