

**MAY 1, 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. Allegretto, Mr. Bekier (arrived 6:05), Mr. Birch, Mr. Crowley, Mr. Jessel, Mr. Loeper

Absent: Mr. Adams, Mrs. Halliday, Mr. McClellan, Mr. Sheppard, Dr. Vanderschuere

Willis Flower, the Conflict Solicitor for the Board, Randall Scheule was the Professional Planner for the Board, and Jaime Felker was Secretary for the Board.

New Business:

1. PBA18-035 Klause Enterprises, 1601-43 Simpson Ave, 1620, 1628-38, 1640 & 1644-46 Haven Ave Block 1606, Lots 2, 3.01, 4, 5, 6 DB Zone

Existing: Commercial

Proposed: Preliminary major site plan and preliminary major subdivision requiring conditional use approval and waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information on proposed by-right subdivision and by-right development with conditional and no variances required.

Professional(s): Jason Sciuillo, PE, PP, 9615 Ventnor Ave Ste 3, Margate, provided details of proposed subdivision and details of site. Christopher Halliday, Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development.

Witness(es): None.

Exhibit(s): A1- Halliday rendering; A2- Sciuillo colored rendering.

Public comment: Bernardin McLaughlin, 1616 West Ave, had questions about flooding and parking; Theresa McHale, 1700 West Ave, had street opening question; David Breeden, 114 Victoria Ln, had Council questions; Don King, 1529 Haven Ave, had a question.


Granted 6-0 with conditions, Mr. Jessel made the motion, Mr. Crowley seconded; conditions include but not limited to: plan needs revisions pursuant to Planner and Engineer reports, building materials, title block, increase driveway width, coordinate parking spaces with OCPD, coordinate utility poles with ACE, grading, correct typos, correct ffe on architectural plan(s), correct lot areas, abandoned sewer pipe to be removed, sidewalk removal to agree w/demolition plan; for consideration: pervious pavers in driveway and rear decks; HOA agreement to maintain easement drive; guarentees/cost estimate.

Old Business:

1. **Adopt resolution(s):** PBA18-036 Tridente, PBA18-012 OC Seaport, PBA19-033 OC Dev Group, PBA18-017 Republic, PBA18-014 10th & Asbury, Battastini 2019 conflict Engineer/Planner- all adopted unanimously those eligible to vote.
2. **Adopt 4/10/19 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** Mr. Loeper stated pervious pavers, eliminating recharge and driveway strips will soon be in final draft to forward to Council for consideration.

Adjournment 6:53 pm

Adopted: 6/12/19



JAIME M. FELKER
Certified Land Use Administrator