

**JUNE 12, 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. Loeper, Mr. Sheppard, Dr. Vanderschuere

Absent: Mr. Jessel, Mr. McClellan

Gary Griffith, was 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: Vacant

Proposed: Final major subdivision

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided information for final subdivision and development application.

Professional(s): None.

Witness(es): None

Exhibit(s): None.

Public comment: None.

Granted 6-0, Mr. Adams made the motion, Mr. Birch seconded; Mr. Allegretto, Mr. Crowley and Mrs. Halliday recused themselves; conditions include but not limited to: subdivision and architectural plans need revisions (see PP report 5/24/19 and PE report 5/23/19); pre-construction meeting; guarentees/cost estimate

2. PBA18-021 Paul Chiolo, 1-3 Atlantic Ave, Block 4, Lot 1, SPN 30 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. Bekier made the motion, Mr. Adams seconded; extended to 12/31/19

3. **PBA19-005 Joseph & Eileen Lenegan, 200 West Ave, Block 212, Lot 11, NB Zone**

Existing: Commercial

Proposed: Alteration to mixed use requiring minor site plan, conditional use approval as well as minimum commercial ceiling height and parking setback variances and waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information on renovation and the need for variance relief.

Professional(s): Chris Shustock, RA, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided testimony of proposed alteration, the site and need for variance relief.

Witness(es): None.

Exhibit(s): A1- colored rendering

Public comment: None.

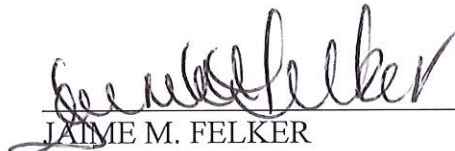
Granted 8-0 with standard conditions; Mr. Adams made the motion, Mr. Sheppard seconded; Mrs. Halliday recused herself; conditions: plans need revisions including but not limited to additional elevations parking area and curb/sw; service availability letters from all utilities; guarentees/cost estimate

Old Business:

1. **Adopt resolution(s):** PBA18-035 Klause- adopted unanimously those eligible to vote.
2. **Adopt 5/1/19 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** Mr. Loeper stated they are reviewing Garden Zones and pervious pavers.

Adjournment 6:40 pm

Adopted: 5/10/19



JAIME M. FELKER
Certified Land Use Administrator