

AUGUST 14, 2019
City of Ocean City
PLANNING BOARD
REGULAR MEETING MINUTES

The Meeting was called to order at 6:00 by Gary Jessel; 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. Birch, Mr. Crowley, Mrs. Halliday, Mr. Jessel, Dr. Vanderschuere

Absent: Mr. Allegretto, Mr. Loeper, Mr. McClellan, Mr. Sheppard

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. **PBA19-006 NJAWC, 5161 Asbury Ave, Block 5102, Lot 1, R-1-30 Zone**

Existing: Essential service(s)

Proposed: New construction of essential service use requiring preliminary/final site plan, access drive and fence variance

Attorney: Niall O'Brien, Archer & Greiner PC, One Centennial Square, Haddonfield, provided information of proposed development and need for variances.

Professional(s):Carolynn Zebrowski, Project Manager of Mott MacDonald, 3 Paragon way, Freehold, provided details of proposed structure, esthetics, and need for relief. Joseph Mancini, PP/PE, Tri State Engineering, 900 Rte 168 I3, Blackwood, provided details of site and proposed structure and surrounding area.

Witness(es): None

Exhibit(s): A1- color site plan rendering; A2- architectural rendering

Public comment: John Pron, 5201 Asbury Ave, comments, question about construction time. Mr. O'Brien stated their intent is to start in 2021

Granted 7-0 with standard conditions; Mr. Bekier made the motion, Mr. Adams seconded; conditions: plans need revisions including but not limited to landscaping plan with six total trees, Hanover detachable warning pads, extent of new curb/sidewalk, grades & transition, recharge to 8" pipe; guarentees/cost estimate

Old Business:

1. **Adopt resolution(s):** PBA19-010 Duncan, 2019 conflict PP/PE- all adopted unanimously those eligible to vote.

2. **Adopt 7/10/19 meeting minutes-** adopted unanimously those eligible to vote.

Adjournment 7:00 pm

Adopted: 9/4/19



JAIME M. FELKER
Certified Land Use Administrator