

**OCTOBER 2, 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. Crowley, Mr. Loeper, Mr. Sheppard, Dr. Vanderschuere

**Absent:** Mr. Bekier, Mr. Birch, Mrs. Halliday, Mr. Jessel, Mr. McClellan

Willis Flower, was the Conflict 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. PBA18-035 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: Final major site plan and final major subdivision**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided information on proposed final plan.

**Professional(s):** Jason Sciullo, PE, PP, of Sciullo Engineering, 9615 Ventnor Ave Ste 3, Margate, provided details of proposed site. Christopher Halliday, RA, of Halliday Architects, 1253 Asbury Ave, provided details of proposed structures and streetscape

**Witness(es):** None.

**Exhibit(s):** A1- colored site plan; A2- colored rendering streetscape.

**Public comment:** Jesse Gorman, 1701 Haven Ave, stated site should be kept for parking/open space.

**Granted 6-0 with conditions, Mr. Sheppard made the motion, Mr. Adams seconded; conditions include but not limited to: plan needs revisions pursuant to Planner and Engineer reports; guarentees/cost estimate; Engineer to review HOA document(s).**

**Old Business:**

**1. Adopt resolution(s):** PBA19-007 Shoemaker- adopted unanimously those eligible to vote.

**2. Adopt 9/4/19 & 9/11/19 meeting minutes-** adopted unanimously those eligible to vote.

**Subcommittee reports:** Mr. Loeper stated they are working on several revisions to the ordinance and have met with Administration.

**Adjournment:** 6:40

Adopted: 11/13/19

  
JAIME M. FELKER  
Certified Land Use Administrator