

**OCTOBER 9, 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, Mrs. Halliday, Mr. Loeper, Mr. Sheppard, Dr. Vanderschuere

Absent: Mr. Birch, 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. PBA19-018 Robert Coste Inc, 820 North St, Block 4, Lot 9, SPN30 Zone

Existing: Single family

Proposed: Minor subdivision

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information on proposed by-right subdivision.

Professional(s): Thomas Tolbert, PLS, Design Land Surveying, PO Box 667, Turnersville, provided details of proposed subdivision.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 8-0 with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; conditions include but not limited to: demolition schedule; guarentees/cost estimate; grading deferred to Municipal Engineering.

2. PBA19-014 Ralph & Rachele DiClemente, 5501-03 West Ave, Block 5503, Lot 10, NB Zone

Existing: Commercial

Proposed: Conversion to mixed use requiring minor site plan, conditional use approvals and number of parking spaces, parking setbacks variances and waivers

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

Professional(s): George "Terry" Wray Thomas, PE, PP, RA, 599 Shore Rd, Somers Point, provided details of proposed renovation and change of use.

Witness(es): None.

Exhibit(s): None.

Public comment: Carolyn Logan, 149 Bark Dr, in favor of application; John Kenney, 5501-07 West Ave, had concerns about parking and trash; Patricia Reilly, 5506 West Ave had concern about flooding.


Granted 8-0 with conditions, Mr. Bekier made the motion, Mr. Crowley seconded; conditions include but not limited to: to remove garage door, add approx. 40' of 4' vinyl fence along sw side Hanover red ada detectable pad; obtain encroachment license

3. Consistency report Ord. #19-13 Inclusionary Housing Option in Business Zones: Mr. Scheule provided consistency report.

Adopted 8-0, Mr. Bekier made the motion, Mr. Adams seconded.

Adjournment: 6:52

Adopted: 11/13/19



JAIME M. FELKER
Certified Land Use Administrator