

NOVEMBER 13, 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.

Old Business:

1. **Adopt resolution(s):** PBA18-035 Klause, PBA19-014 DiClemente, PBA19-018 Coste, Consistency report Ord. #19-13- adopted unanimously those eligible to vote.
2. **Adopt 10/2/19 & 10/9/19 meeting minutes-** adopted unanimously those eligible to vote.

New Business:

1. **PBA19-020 JWR Properties LLC, 621 Asbury Ave, Block 604, Lot 9, CB Zone**

Existing: Vacant

Proposed: New mixed use requiring preliminary/final site plan with conditional use and parking setback variance and waivers

Attorney: Daniel Young, 701 West Ave, Ocean City, provided information on proposed development and need for variance and waivers.

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

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 8-0 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 to show flood venting, signage, awning height, left side elevation treatment, notation indicating curb/sidewalk to be replaced as needed; guarentees/cost estimate.

2. Consistency report: #19-16 Amended Affordable Housing- Mr. Scheule provided details of consistency report. **Adopted 9-0 with recommended revision(s), Mr. Bekier made the motion, Mr. Sheppard seconded**

3. Consistency report: #19-17 Amended Fractional Units- Mr. Scheule provided details of consistency report. **Adopted 9-0, Mr. Adams made the motion, Mr. Birch seconded**

Subcommittee reports: Mr. Scheule provided members with a summary of revisions in the works.

JIF Land Use Board Member Training- Mr. Griffith provided JIF training to members.

Adjournment: 7:30

Adopted: 12/11/19



JAIMÉ M. FELKER
Certified Land Use Administrator