

DECEMBER 11, 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. Bekier, Mr. Birch, Mr. Crowley, Mrs. Halliday (left at 6:05), Mr. Jessel, Mr. Loeper, Mr. Sheppard

Absent: Mr. Adams, Mr. Allegretto, Mr. McClellan, Dr. Vanderschuere

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. PMSP15-009 Palmer Center LLC, 109 16th St, Block 1506, Lot 1, DB Zone

Existing: Commercial

Proposed: Request for extension preliminary major subdivision and site plan with conditional use

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided information on request for one year extension.

Professional(s): None.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0 with conditions, Mr. Jessel made the motion, Mr. Sheppard seconded; extension grated to 1/9/21; all previous conditions apply

2. PBA19-019 727 Moore LLC, 727 Moore Ave, Block 710, Lot 7, NEN Zone

Existing: Single

Proposed: Minor subdivision requiring rear yard setback, lot area and depth variances and waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided information on proposed subdivision and development and need for variance and waivers.

Professional(s): John Halbruner, PE, RA, of HDG, 701 West Ave, Ocean City, provided details of proposed subdivision. Jams Chadwick, PE, PP, RA, 1348 Asbury Ave, Ocean City, provided information of proposed development on Lot 7.02.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0 with conditions, Mr. Jessel made the motion, Mr. Birch seconded; conditions include but not limited to: plan needs revisions pursuant to Planner and Engineer reports to move street tree(s), trash enclosure, construction detail, retaining wall, no governors strip, FAR calculation; guarentees/cost estimate.

New Business: (continued)

3. Consistency report: #19-14 Driveways, Parking, Grass Block Pavers- Mr. Scheule provided details of report.
Adopted 6-0, Mr. Jessel made the motion, Mr. Bekier seconded

4. Consistency report: #19-15 Residential Mechanical- Mr. Scheule provided details of consistency report.
Adopted 6-0, Mr. Jessel made the motion, Mr. Sheppard seconded

5. 2020 Annual meeting schedule- adopted unanimously.

Old Business:

- 1. Adopt resolution(s):** PBA19-020 JWR, Consistency reports Ord. #19-16 & #19-17- adopted unanimously those eligible to vote.
- 2. Adopt 11/13/19 meeting minutes-** adopted unanimously those eligible to vote.

Subcommittee report

Executive session: 2020 Professional service contracts- Board member voted unanimously to reappoint Gary Griffith, Scheule Planning Solutions and Schaeffer Nassar Scheidegg Consulting for 2020.

Adjournment

Adopted: 1/8/20



JAIME M. FELKER
Certified Land Use Administrator