

**MAY 6, 2020
City of Ocean City
PLANNING BOARD
REGULAR MEETING MINUTES**

The Meeting was called to order at 6:00 by John Loeper; announced meeting will be conducted remotely from the Henry Knight building pursuant to Governor Murphy's Executive Order 107 and has been advertised pursuant to N.J.S.A. 10:4-6, The Open Public Meetings Act and P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; recited the flag salute.

Planning Board Roll Call:

Present: Mr. Adams, Mr. Allegretto, Mr. Bekier, Mr. Birch (left at 6:45 pm), Mr. Crowley, Mrs. Halliday, Mr. Jessel, Mr. Loeper, Mr. Sheppard (left at 7:00 pm), Dr. Vanderschuere

Absent: Mr. Wilson

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. **PBA20-003 St. Damien Parish, 1319 Wesley Ave/600 13th St, Block 1302, Lots 8 & 9, R-2-30 Zone**
Existing: Church
Proposed: Alteration to existing parking lot requiring prelim/final major site plan with conditional use, impervious coverage, side yard setback, stacked parking, illumination, landscaping and curb cut variances/waivers

Attorney: Daniel Young, 701 West Ave, Ocean City, provided brief introduction to application.

Professional(s): John Halbruner, PE, of HDG, 701 West Ave, Ocean City, provided details of proposed parking area, variances and site.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 9-0 with conditions, Mr. Sheppard made the motion, Mr. Birch seconded; needs revisions, including but not limited: to zoning chart, Engineer & Planner reports; proof of lot consolidation; needs cost estimate.

Mr. Birch recused himself from meeting.

Mr. Sheppard left the meeting.

2. **PBA19-029 Duncan Real Estate Investment, 231 West Ave, Block 211, Lot 8, NB Zone**
Existing: Vacant
Proposed: Prelim/final major site requiring conditional use, minimum commercial glass, truck berth and parking setback variances/waivers

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction to proposed development.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of current site and proposed new development and required variances.

Witness(es): None.

Exhibit(s): None.

Public comment: Diane Kobasa, 236B Asbury Ave, had concerns of use and how the parking will affect the narrow alley.

Granted 7-0 with conditions, Mr. Bekier made the motion, Dr. Vanderschuere seconded; Mr. Allegretto abstained from voting due to technical difficulty; needs revisions, including but not limited: garage plan, Engineer & Planner reports; needs cost estimate.

3. **PBA19-030 Duncan Real Estate Investment, 628 Asbury Ave, Block 605, Lot 8, CB Zone**
Existing: Vacant
Proposed: Prelim/final major site requiring conditional use, and front yard deck variances/waivers

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction to proposed development.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of current site and proposed new development and required variances.

Witness(es): None.

Exhibit(s): None.

Public comment: None.


Granted 8-0 with conditions, Mr. Jessel made the motion, Mr. Bekier seconded; needs revisions, including but not limited: front ramp labeled, French grey sidewalk, Engineer & Planner reports; needs cost estimate.

Old Business:

1. **Adopt resolution(s):** PBA20-002 OC Dev Group- adopted unanimously those eligible to vote.
2. **Adopt 3/4/20 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** none at this time.

Adjournment 7:30 pm

Adopted: 6/3/2020



PAIME M. FELKER
Certified Land Use Administrator