

MAY 13, 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, Mr. Crowley, Mrs. Halliday, Mr. Jessel, Mr. Loeper, Mr. Sheppard, 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. PBA20-001 Harcole LLC, 936 Haven Ave, Block 907, Lot 15, DB Zone

Existing: Vacant

Proposed: Prelim/final major site requiring conditional use, lot area and width, number of commercial parking spaces variances/waivers

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction to application and details of application.

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

Witness(es): None.

Exhibit(s): None.

Public comment: Charles Deal, 2837 Central Ave, concerned Mrs. Halliday has a conflict from a past Zoning Board application, Mr. Griffith ruled not a conflict; concern about parking.

Granted 9-0 with conditions, Mr. Crowley made the motion, Mr. Sheppard, Mr. Birch recused himself; needs revisions, including but not limited: Engineer & Planner reports, exterior lighting details, HVAC screening; proof needs cost estimate.

2. **PBA20-006 Ocean City 2406, 2409-47 Bay Ave, Block 2406, Lots 1 & 3, RMF Zone**
Existing: Senior housing
Proposed: Preliminary/final major site requiring conditional use approvals/waivers

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

Professional(s): John Halbruner, PE, of HDG, 701 West Ave, Ocean City, provided details of proposed new accessory building variances/waivers required and site.

Witness(es): None.

Exhibit(s): A1- color renderings.

Public comment: None.

Granted 9-0 with conditions, Mr. Sheppard made the motion, Mr. Jessel seconded; needs revisions, including but not limited: relocate light, building will be flood proofed, lighting plan, architectural and engineering plans to match, architectural plan to show corrected where height taken from; curb and sidewalk to be r/r, Engineer & Planner reports; needs cost estimate.

3. **PBA20-005 Duncan Real Estate, 644 & 648 Bay Ave, Block 609.01, Lots 1 & 1.01, R-2-30 Zone**
Existing: Commercial/Residential
Proposed: Preliminary/final major site and major subdivision plan requiring lot area and depth, impervious, and rear yard 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. James "Ned" Schwab, PLS, PP, of Schwab Land Surveying, 8 E 10th St, Ocean City, provided details of proposed subdivision, site and need for relief/waivers.

Witness(es): None.

Exhibit(s): A1- 7th St and Mercer Pl elevations.

Public comment: Andrew Morrill, 624 Pleasure Ave, had concerns about number of units; Frank Larkins, did not respond when opened to public; Jim Blumenstock, 20 W 7th St, opposed to application, concerned about flooding, would like to be postponed; Kathy Hogan, 612 Wesley Ave, opposed to application, concerned about parking; Ingrid Norwood, did not respond when opened to public; Leisa Nappi, 638 Pleasure Ave, concerned about parking but satisfied with presentation; Leroy Funk, 23 Garfield Pl, opposed to application, concerned about parking, would like to be postponed; Scott Pressler, 608 Pleasure Ave, in favor of application; Frank Varallo, 7 Mercer Pl, in favor of application; Suzanne Hornick, 2962 West Ave, OC Flooding Committee, Jon Batastini objected to her representing committee, opposed to application; Chris Pileiro, 731 Bay Ave, concerns about parking; Fran Davish, 200 N Rte 9, Marmora, in favor of application, concerns about parking; David Harshaw, 618 Pleasure Ave in favor of application; Deborah Rossi, 705 Pleasure Ave, opposed to application.

Granted 8-1 with conditions, Mr. Bekier made the motion, Dr. Vanderschuere seconded; Mr. Birch recused himself, Dr. Vanderschuere voted in the negative; needs revisions, including but not limited: Engineer & Planner reports, turf stone paver details; needs cost estimate.

Adjournment 9:05 pm

Adopted: 6/3/2020



JAIME M. FELKER
Certified Land Use Administrator