

**AUGUST 5, 2020**  
**City of Ocean City**  
**PLANNING BOARD**  
**REGULAR MEETING MINUTES**

**The Meeting was called to order at 6:15 by John Loeper; announced meeting will be conducted remotely 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.**

**Present:** Mr. Adams, Mr. Allegretto, Mr. Bekier, Mr. Birch, Mr. Crowley, Mrs. Halliday, Mr. Hartzell, Mr. Jessel, Mr. Loeper, Mr. Sheppard

**Absent:** 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, and Jaime Felker was Secretary for the Board.

**New Business:**

**1. PBA20-011 James Jr. & Francis Carroll, 2 Bay Rd, Block 70.11, Lots 1 & 1.01, RB Zone**

Existing: Single

**Proposed: Minor subdivision requiring lot width and frontage, and pool equipment setback variances/waivers.**

**Mr. Griffith made announcement adjourned to 9/2/2020 meeting, no renoticing**

**2. PBA20-010 Ocean City Dev Group LLC, 4222 Asbury Ave, Block 4203, Lot 13, R-2-40 Zone**

Existing: Two dwellings units

**Proposed: Minor subdivision requiring lot area, width and frontage variances/waivers.**

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

**Professional(s):** Christopher Halliday, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of proposed development of single family dwellings. James "Ned" Schwab, III, PLS, PP, Schwab Land Surveying and Planning, 8 E 10<sup>th</sup> St, Ocean City, provided details of subdivision and surrounding area.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 9-0 with conditions, Mr. Bekier made the motion, Mr. Sheppard, seconded, Mrs. Halliday recused herself; needs revisions (including but not limited to): remove rear deck Lot 13.02, show trash enclosure(s), show grading, curb and sidewalk details, correct notation on plans, note about street gutter, grass block paver details; needs cost estimate.**

**3. City of Ocean City, Block 213, Lot 22, 240-44 Haven Ave, consistency pursuant to NJSA 40:55D-31**

Dottie McCrosson, Esq., City Solicitor, presented details of development for affordable housing. Mr. Scheule presented his report and found it consistent with Master Plan.

**Adopted 9-0, Mr. Sheppard made the motion, Mr. Hartzell seconded**

**4. City of Ocean City, Block 3207, Lots 22 & 23, 3300 Bay Ave, consistency pursuant to NJSA 40:55D-31**

Dottie McCrosson, Esq., City Solicitor, presented details of development for affordable housing. Mr. Scheule presented his report and found it consistent with Master Plan.

**Adopted 9-0, Mr. Bekier made the motion, Mr. Hartzell seconded**

**5. City of Ocean City, Block 214, Lot 11, 224 Simpson Ave, consistency pursuant to NJSA 40:55D-31**

Dottie McCrosson, Esq., City Solicitor, presented details of development for affordable housing. Mr. Scheule presented his report and found it consistent with Master Plan.

**Adopted 9-0, Mr. Hartzell made the motion, Mr. Bekier seconded, Mr. Crowley recused himself.**

**Old Business:**

1. **Adopt resolution(s):** PBA20-009 OC Dev Group - adopted unanimously those eligible to vote.
2. **Adopt 7/8/2020 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** Mr. Scheule stated subcommittee is working on several revisions and hope to have something to present to the members soon.

**Adjournment 7:20 pm**

Adopted: 9/2/2020



JAIME M. FELKER  
Certified Land Use Administrator