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SEPTEMBER 2, 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 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 (left at 6:48), Mr. Allegretto, Mr. Bekier, Mr. Crowley, Mrs. Halliday, Mr. Hartzell, Mr. Jessel, Mr. Loeper, Mr. Sheppard (left at 7:00), Dr. Vanderschuere

Absent: Mr. Birch

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.

Attorney: Jon Batastini, 3318 Simpson Ave, Ocean City, provided information about the proposed subdivision and need for variance relief.

Professional(s): Andrew Bechtold, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development of single family dwellings. George Swensen, PLS, of Martinelli Group, 1217 S Shore Rd, Ste 106, Ocean View, provided details of proposed subdivision.

Witness(es): Jim Carroll, applicant, provided details of current site and need for relief; stated he was retaining the corner lot. Frank Carroll, applicant, provided details of current site and needs for redevelopment and subdivision.

Exhibit(s): None.

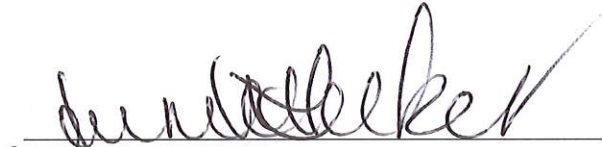
Public comment: Ernest Decaro, 2 Bay Ave, in favor of application; Paul Firtua, 4542 Central Ave, in favor of application; Mike Lukens, 682 New England Rd, CM, in favor of application; Jeff Quintan, 1 Bay Ave, in favor of application; Nancy Montague, 1 Bay Rd, opposed to application; Thomas Montague, 1 Bay Rd, opposed to application; Stacey Tucker, 53 Bay Rd, in favor of application.

Granted 5-3 with conditions, Mr. Bekier made the motion, Dr. Vanderschuere, seconded, Mr. Adams recused himself, Mr. Jessel, Dr. Vanderschuere, Mr. Crowley voted in the negative; needs revisions (including but not limited to): retaining wall detail; lot designations on all sheets; trees behind curb/sw on Bay Rd, 3 shade tree contributions for trees on North St, if retaining wall in r.o.w. will require encroachment resolution from Council, width of governors strip, note on plan indicating turnaround not for parking, details of fence new curb/sw & ada ramp on plan, grades; needs cost estimate.

Old Business:

1. **Adopt resolution(s):** PBA20-010 OC Dev Group, Consistency 240-44 Haven Ave, Consistency 3300-04 Bay Ave, Consistency 224 Simpson Ave - adopted unanimously those eligible to vote.
2. **Adopt 8/5/2020 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** Mr. Scheule gave brief update on subcommittee.

Adjournment 7:45 pm
Adopted: 10/7/2020



JAIME M. FELKER
Certified Land Use Administrator