

**OCTOBER 7, 2020  
City of Ocean City  
PLANNING BOARD  
REGULAR MEETING MINUTES**

**The Meeting was called to order at 6:00 by Joseph Sheppard; announced meeting has been advertised pursuant to The Open Public Meetings Act and P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; flag salute.**

**Present:** Mr. Allegretto, Mr. Bekier, Mr. Crowley, Mrs. Halliday, Mr. Hartzell, Mr. Sheppard

**Absent:** Mr. Adams, Mr. Birch, Mr. Jessel, Mr. Loeper, Dr. Vanderschreur

Gary Griffith, was the Solicitor for the Board, Randall Scheulé was the Professional Planner for the Board, David Scheidegg was the Professional Engineer, and Jaime Felker was Secretary for the Board.

**New Business:**

**1. PBA17-040 JWR Properties LLC, 105-111 8<sup>th</sup> St, Block 710, Lot 16 DB Zone**

Existing: Commercial

**Proposed: Prelim/final site plan extension request**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided information about the request for extension to April 4, 2023 pursuant to NJSA40:55D-52a.

**Professional(s):** Jerry Nash, Environmental Specialist, Simple Solutions, 122 Osbourne Rd, Somers Point, provided brief status of remediation.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0 until 4/4/2023, with conditions, Mr. Hartzell made the motion, Mr. Bekier seconded; original conditions apply**

**2. PBA20-004 JWR Properties LLC, 601 Asbury Ave & 404 6<sup>th</sup> St, Block 604, Lot 13 & 14, CB Zone**

Existing: Commercial

**Proposed: New mixed use building requiring prelim/final site plan and conditional use approvals and front setback and front entry variances/waivers**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided information about the proposed subdivision and need for variance relief.

**Professional(s):** Terry Thomas, PP, PE, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development of mixed use structure and need for variance relief

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0 with conditions, Mr. Hartzell made the motion, Mr. Bekier seconded; needs revisions (including but not limited to): see Planner's and Engineer's reports, comply with Construction report, entire curb and sidewalk to be replaced along Asbury Ave, grades from alley to mid-lot shown on plan, tree on Asbury to be maintained if possible, if not, to be replaced; pre-construction meeting; \$1,050 shade tree contribution; needs cost estimate.**

**3. PBA20-007 Clark Hindelang, 1351 Bay Ave, Block 1308, Lot 13, R-1-40 Overlay Zone**

Existing: Single family

**Proposed: Minor subdivision requiring lot area and depth variances/waivers**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided details about the proposed subdivision and need for variance relief. Provided details of proposed single family dwellings on each lot.

**Professional(s):** Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed development of single family dwellings. Terry Thomas, PP, PE, George Wray Thomas, 599 Shore Rd, Somers Point, provided details of proposed subdivision and conditions surrounding area.

**Witness(es):** Clark Hindelang, applicant, testified the current condition of site and his intention to reside on Lot 13.02 as year round resident when completed.

**Exhibit(s):** A1- rendering Lot 13.02; A2- rendering Lot 13.01.

**Public comment:** Craig Urie, 5 Marine Pl opposed to CMC condition of back-in parking; Rick Bertsch 117 Bark Dr, opposed to application; Chuck Deal, 2837 Central Ave, opposed to application; Jane Deal, 2837 Central Ave, opposed to application.


**Granted 6-0 with conditions, Mr. Bekier made the motion, Mr. Hartzell seconded; needs revisions (including but not limited to): see Planner's and Engineer's reports, recalculate impervious coverage, revise/clarify f.a.r. calculation, subdivision needs approved cross easement shown; needs approval letter from CMC Planning prior to signing/releasing plan(s); need copy of filed easement; needs cost estimate.**

**Old Business:**

1. **Adopt resolution(s):** PBA20-011 Carroll - adopted unanimously those eligible to vote.
2. **Adopt 9/2/2020 meeting minutes-** adopted unanimously those eligible to vote.
3. **Subcommittee reports-** Mr. Scheule gave brief update on consistencies for Ordinances 20-13 and <sup>20-14</sup>~~#20-014~~ that will be presented at November meeting.

October 14, 2020 meeting cancelled.

**Adjournment 8:00 pm**  
**Adopted: 11/4/2020**

  
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JAIMIE M. FELKER  
Certified Land Use Administrator