

OCTOBER 5, 2022
City of Ocean City
PLANNING BOARD
REGULAR MEETING MINUTES

The Meeting was called to order at 6:00 pm by John Loeper; announced meeting 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, Mrs. Halliday, Mr. Levchuk, Mr. Loeper, Mr. Stell (6:01 – 6:17)

Absent: Mr. Birch, Mr. Jessel, Mr. Sheppard, 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. PBA21-012 Jacqueline Ryan & Anthony Sarcione, 2300-02 Wesley Ave, Block 2301, Lot 14, R-2-50

Existing: Duplex

Proposed: Minor subdivision extension

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided information in regards to extension request to 11/20/23.

Professional(s): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Bekier made the motion, Mr. Adams seconded; extension to file by 11/20/23.

2. PBA22-019 Martin Prince LLC, 1932 Wesley Ave, Block 1902, Lot 23, R-1-50 Zone

Existing: Vacant

Proposed: Minor subdivision

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

Professional(s): Jay Sciuillo, PE, 17 South Gordon's Alley, Atlantic, City, Project Engineer, provided details of proposed subdivision.

Exhibit(s): None.

Public comment: None.

Granted 5-0, with conditions, Mr. Bekier made the motion, Mr. Levchuk seconded; Mr. Adams and Mrs. Halliday recused themselves; needs revisions (including but not limited to): see Engineer's report dated 8/22/22 and Planner's report dated 8/29/22; confirmation of lot numbers from Tax Assessor; certification monuments set; tax map fee; service availability letters from all utilities; cost estimate.

Mr. Adams and Mrs. Halliday returned to meeting.

Mr. Stell left the meeting.

3. PBA22-020 V2 Properties Entity 7 LLC, 632 West Ave, Block 606, Lot 9, DB Zone

Existing: Vacant

Proposed: New mixed use requiring lot area & width, front setback, number of commercial parking spaces, sign location, loading/unloading space, trash enclosure curb, street tree, prelim/final major site plan and conditional use variances/waivers/approvals.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed development. Stated site is contaminated and LSRP may be submitted after further investigation.

Professional(s): Andrew Bechtold, RA, of George Wray Thomas, 599 Shore Road, Somers Point, provided details of proposed development.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions, Mr. Bekier made the motion, Mr. Levchuk seconded; needs revisions (including but not limited to): see Engineer's report dated 8/10/22 and Planner's report dated 8/10/22; remove *governor's strip*; 1 shade tree contribution; service availability letters from all utilities; cost estimate; pre-construction meeting.

Old Business:

1. **Adopt resolution(s):** PBA22-017 Canzanese - adopted unanimously those eligible to vote.

2. **Adopt 9/7/22 meeting minutes-** adopted unanimously those eligible to vote.

3. **Subcommittee report(s):** Mr. Loeper stated subcommittee stated working with administration on ordinances. Mr. Scheule stated the MPAP is scheduled for discussion on the 10/20/22 Council agenda and will then be forwarded to NJDEP for review.

Adjournment 6:45 pm
Adopted: 11/2/22


JAIME M. FELKER, Certified Land Use Administrator