

**JUNE 11, 2025  
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. Loeper, Mr. Sheppard, Mr. Stell

**Absent:** Mr. Barnes, Mr. Birch, Mr. Jessel, Dr. Vanderschuere

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

**New Business:**

**1. PBA25-002 William Roy & Ava Anne Freund, 28 Haven Ave, Block 13, Lot 17.02, G60/6000 Zone**

Existing: Vacant

**Proposed:** Amendment for single family dwelling minor subdivision

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed amended development.

**Professional(s):** John Halbruner, PE, of HDG, 4 Clermont Dr, Clermont, provided details of amended plan. Chairperson recognized credentials.

**Exhibit(s):** None.

**Public comment:** None. Public closed.

Granted 7-0, with conditions, Mr. Bekier made the motion, Mr. Adams seconded; needs revisions (including but not limited to): see Engineer's report dated 4/16/25 and Planner's report dated 4/15/25; 3<sup>rd</sup> floor ½ story ~~to~~ comply with pitched roof requirement.

**Old Business:**

**1. Adopt resolution(s):** PBA25-001 Rancor, PBA23-019 Boardwalk, PBA24-011 V2- all adopted unanimously those eligible to vote.

**3. Adopt 5/7/25 minutes-** all adopted unanimously those eligible to vote.

**4. Subcommittee reports-** Mr. Loeper said they are working on RSIS parking.

**Adjournment**

**Adjournment 6:13 pm**

**Adopted: 7/9/25**

  
\_\_\_\_\_  
JAIME M. FELKER, Certified Land Use Administrator