

SEPTEMBER 10, 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. Barnes, Mrs. Halliday, Mr. Loeper, Mr. Sheppard

Absent: Mr. Bekier, Mr. Birch, Mr. Jessel, Mr. Stell, 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. PBA22-024 Shoemaker, 1129-37 Haven Ave, Block 1106, Lots 1, 1.01, 2, 3, DB Zone

Existing: Lumber yard

Proposed: Amendment to previous preliminary/final major site plan requiring min side (West Ave), impervious, number of parking spaces, parking setback from bldg., 12th St property line & property line alley, trash enclosure/shed size, number of signs, trash enclosure curb, West Ave access, fence height, parking lot landscaping variance(s)/waiver(s)/approval(s).

Attorney: Michael Fusco, II, 644 West Ave, Ocean City, provided introduction and details of proposed amended new construction.

Professional(s): John Halbruner, PP/PE, of HDG, 701 West Ave, Ocean City, provided details of proposed development. The chairperson recognized credentials.

Exhibit(s): A1- bike rack.

Public comment: None. Public comment closed

Granted 5-0, with conditions, Mr. Adams made the motion, Mr. Barnes seconded, Mrs. Halliday recused herself; needs revisions (including but not limited to): see Engineer's report dated 7/8/25 and Planner's report dated 7/3/25; move trees off curb; bike racks; impervious coverage; cost estimate.

2. PBA25-005 Review Council resolution area in need of rehabilitation 3313 Bay Ave, Block 3306, Lot 1- Mr. Scheule provided report recommended this site does qualify as an area in need of rehabilitation.

Approved 6-0, Mr. Adams made the motion, Mr. Barnes seconded.

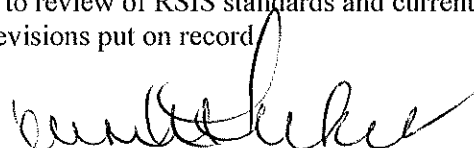
Old Business:

1. Adopt 8/6/25 meeting minutes- adopted unanimously those eligible to vote.

2. Subcommittee reports- Mr. Scheule provided memo in regards to review of RSIS standards and current zoning requirements. Board voted 6-0 to forward report to Council with revisions put on record

Adjournment 7:52 pm

Adopted: 10/1/25



JAIME M. FELKER
Certified Land Use Administrator