

**NOVEMBER 5, 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, Mr. Bekier, Mr. Birch, Mr. Loeper, Mr. Sheppard

**Absent:** Mrs. Halliday, Mr. Jessel, Mr. Stell, Dr. Vanderschuere

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

**New Business:**

**1. PBA25-003 Martin Prince, 210 Gull & 64 Morningside Rd; Block 70.35, Lots 8 & 10.01; G60/6000/R-2-40 Zones**

Existing: Residential

**Proposed: Minor subdivision requiring (Lot 8.01) lot width, rear yard setback, bldg. height, habitable floors; (Lot 10.01) lot depth, rear yard setback, bldg coverage, outdoor shower setback variance(s)/waiver(s)/approval(s).**

**Attorney:** Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed subdivision and new construction on proposed lot 8.01.

**Professional(s):** Paul Koelling, PLS, of Koelling Assoc., 2161 Shore Rd, Linwood, provided details of subdivision. Rebecca Fellerman, of Asher Slaunwhite Partners, 115 West Ave, Jenkintown, PA, provided details of proposed development. The chairperson recognized credentials.

**Exhibit(s):** A1- height diagram EX3.0; A2- rear yard setback EX2.0; A3- habitable stories EX1.0; A4 aerial photo.

**Public comment:** Marie Crawford, 835 Pelham Pl, had questions; Rick Trainer, 212 Gull Rd, opposed to application. Public comment closed.

**Granted 7-0, with conditions, Mr. Birch made the motion, Mr. Sheppard seconded; needs revisions (including but not limited to): see Engineer's report dated 9/27/25 and Planner's report dated 9/30/25; cost estimate.**

**Old Business:**

**1. Adopt 10/1/25 meeting minutes-** adopted unanimously those eligible to vote.

**2. Subcommittee reports-** on hold.

**Adjournment 7:02 pm**

**Adopted: 12/3/25**

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