

**DECEMBER 3, 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, Mr. Stell, Dr. Vanderschuere

**Absent:** Mr. Bekier, Mr. Birch, Mr. Jessel

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

**New Business:**

**1. PBA25-007 10<sup>th</sup> Street Partners LLC, 1001 & 1020 Ocean Ave, Block 1001, Lot 1 & Block 1002, Lot 15, HZ Zone**

Existing: Motel

Proposed: Renovation requiring major prelim/final approval(s), various waivers.

**Attorney:** Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction and details of proposed renovation and site conditions.

**Professional(s):** Andrew Bechtold, RA, of Thomas Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided details of proposed renovation. The chairperson recognized credentials.

**Exhibit(s):** A1- Wild Dunes consent; A2- 17 pages of photos; A3- 10 pages of exiting sidewalk.

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

**Tabled to 1/7/26 no renotinging; Mr. Stell recused himself.**

**2. Consistency #25-14 Curb Opening and Parking-** Mr. Scheule provided and reviewed his report.

**Public Comment:** Nancy Notaro, 502 11<sup>th</sup> St, had questions; Alan Richter, 1023 Wesley Ave, had comments

**Approved 8-0 with recommended revisions**

**3. Consistency #25-15 Block 3306, Lot 1 Redevelopment Plan-** Mr. Scheule provided and reviewed his report.

**Approved 8-0**

**Old Business:**

**1. Adopt 11/5/25 meeting minutes-** adopted unanimously those eligible to vote.

**2. Adopt Resolution(s):** PBA25-003 Martin Prince- adopted unanimously those eligible to vote.

**3. Subcommittee reports-** none.

**Executive session-** the Board voted unanimously to reappoint Mr. Griffith, Mr. Scheule and Mr. Scheidegg for 2026.

**Adjournment 7:40 pm**

**Adopted: 1/7/26**

  
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JAIME M. FELKER  
Certified Land Use Administrator