

JANUARY 14, 2026
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 (left 6:03), Mrs. Halliday (left 6:03), Mr. Jessel, Mr. Loeper, Mr. Stell (left 6:03)

Absent: 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 for the Board, and Jaime Felker was Secretary for the Board.

New Business:

1. **2026 Subcommittee assignments; Annual meeting schedule-** adopted unanimously
2. **PBA25-004 Coral Sands Motel LLC, 709 9th St, Block 803, Lot 9, HZ Zone**
Existing: Motel
Proposed: Renovation requiring minor site plan, side yard setback, impervious coverage, truck berth variance(s)/waiver(s)/approval(s).

Defective notice; must renote date to be determined

Mr. Birch, Mrs. Halliday, Mr. Stell recused themselves and left meeting.

3. **PBA25-008 V2 Properties Entity 7 LLC, 3400-02 West Ave, Block 3404, Lot 7, GW Zone**
Existing: Vacant
Proposed: New mixed use structure requiring preliminary/final major site plan, conditional use, building height, total stories, commercial parking spaces, front yard setback (parking), truck berth, commercial ceiling height, landing size, ventilation system, signage, truck berth approvals/waiver(s)/variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed new development and details of requested relief.

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

Exhibit(s): A1- comparison; A2- rendering.

Public comment: Dr. Robert Koenigsberg, 3420 West Ave, opposed; Helen Skelton, 3409 Haven Ave, opposed; Michelle Morrison, 3424 West Ave, opposed; Mark Grimes, 109 34th St, in favor; Devlin Morrison, 3424 West Ave, opposed; Jeff Fante, 24 Barbados Ln, in favor; Chuck Deal, 2837 Central Ave, opposed; Mary Holmes- Bicker, 3412, comments/questions; Pat DeHart, 3429 Haven Ave, comments/questions; Diston Vanderslice, 201 Victoria Ln, in favor; Kathy Hogan, 612 Wesley Ave, opposed; James DeHart, 3429 Haven Ave, opposed; Jim Berry, 635 Ocean Ave, in favor; Julie Frasca, 1004 Asbury Ave, in favor. Public comment closed.

Tabled to 2/11/26 no renoting.

Adjournment 8:01 pm
Adopted: 2/4/26



JAIME M. FELKER
Certified Land Use Administrator