

JANUARY 7, 2026
City of Ocean City
PLANNING BOARD
SPECIAL 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, Mrs. Halliday, Mr. Loeper, Dr. Vanderschuere

Absent: Mr. Jessel, Mr. Sheppard, Mr. Stell

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.

Old Business:

- 1. Adopt resolution(s):** 25-14 consistency, 25-15 consistency
- 2. Adopt 12/3/25 minutes**

New Business:

- 1. 2026 Reorganization:** Chair: John Loeper; Vice Chair: Gary Jessel; Primary newspaper: Sentinel Ledger, secondary: Press of Atlantic City; Jaime Felker, Secretary: all adopted/appointed unanimously.
- 2. 2026 Professional service contracts/resolutions:** Gary Griffith, Solicitor; Randall Scheule, Professional Planner; Davis Scheidegg, Professional Engineer: all adopted/appointed unanimously.
- 3. Review Council resolution area in need of rehabilitation 600 Boardwalk, Block 600.05, Lots 1 & 2, pursuant to NJS40A:12A-14.a**

Attorney: Keith Davis, of Nehmad Davis & Goldstein, 4030 Ocean Heights Ave, Egg Harbor Twp, provided introduction and details of site and need to be declared area in need of rehabilitation.

Professional(s): Matt Mowrer, PE, of O'Donnell & Naccarato, 701 Market St #6000, Philadelphia, PA, performed structural inspection; Jody Arena, CEO Caritas Construction, 2501 Seaport Dr #SH200, Chester, PA, provided construction cost estimate; Will Morey, President Morey Piers, provided information about costs associated with running and maintaining an amusement park; Tiffany Morrissey, PP/AICP, 7 Equestrian Dr, Galloway, provided report detailing area in need of rehabilitation. Chairperson recognized credentials.

Exhibit(s): A1- 9 photos; A2- 8/13/25 submittal to Council.

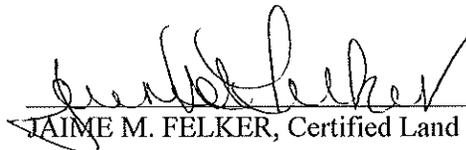
Public comment: Helen Struckmann, 21 Asbury Ave, opposed; Bob Duffy, 5 Walnut Rd, comments; Peter Muhic, 309 9th St, comments; Donna Saber, opposed; Kimberley Sehl, 374B Asbury Ave, comment; Deborah Berdel, 612 Ocean Ave, opposed; Mark Benevento, 807 E 8th St, in favor; Eustace Mita, 2501 Seaport Dr, Chester, PA, answered questions from previous public comment; James Ford, 2009 Simpson Ave, in favor; Paul Ryan, 510 23rd St, in favor; Mark Grimes, 109 34th St, in favor; Bill McGinnity, 104 Asbury Ave, in favor; Li Nicoletti, 4061 Asbury Ave, in favor; Barbara Petrillo, 605 Ocean Ave, comment; Patrick Gill, 852 Plaza Pl, opposed; Charles Jurman, 812 Plaza Pl, opposed; Effie Russell, 807 7th St, opposed; Jacob Gutenkunst, 809 E 7th St, opposed; Cuck Bangle, 816 E 9th St, in favor; Marie Crawford, 835 Pelham Pl, opposed; Dave Hayes, 641 Battersea Rd, opposed; Caitlyn Quirk 956 Asbury Ave, in favor; Marie Hayes, 641 Battersea Rd, opposed; James Turteltaub, 98 Main St, Madison, attorney for Ocean City 2050, opposed; Mark Raab, 12 W Aberdeen Rd, in favor; Patrick McMahon, 130 W Atlantic Blvd, in favor; Sam Shurgott, Wildwood, comments; Bill Westerman, 710 Bridge Blvd, in favor; Bill Nicoletti, 4061 Asbury Ave, in favor; Wayne Wagner Jr, 808 Boardwalk, in favor; Bernadette Bechta, 53 Spruce Rd, in favor; Jim Tweed, 1512 Wesley Ave, opposed; George Bauer, 5133 Central Ave, in favor; David Breeden, 114 Victoria Ln, opposed; Lisa Tiff, 14 Asbury Rd, opposed. Public closed.

3. Review Council resolution area in need of rehabilitation 600 Boardwalk, Block 600.05, Lots 1 & 2, pursuant to NJSA40A:12A-14.a (continued)

Split 4-4, Mr. Birch made the motion, Mr. Bekier seconded; Mr. Allegretto, Mr. Bekier, Mr. Adams, Mr. Birch voted in the affirmative; Mr. Barnes, Dr. Vanderschuere, Mr. Halliday, Mr. Loeper voted in the negative. The Board cannot recommend deeming area in need of rehabilitation.

4. PBA25-007 10th Street Partners LLC, 1001 & 1020 Ocean Ave, Block 1001, Lot 1 & Block 1002, Lot 15, HZ Zone- tabled; date to be determined; renoticing required

Adjournment 9:41 pm
Adopted: 2/11/26


JAIME M. FELKER, Certified Land Use Administrator