

FEBRUARY 4, 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, Mrs. Halliday, Mr. Loeper, Mr. Sheppard, Mr. Stell, Dr. Vanderschuere

Absent: Mr. Birch, Mr. Jessel

Richard Carlucci, 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. 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).

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

Professional(s): Robert Green, PP/PE, 1512 Atkinson Ave, Somers Point, provided details of proposed renovation. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 9-0, with conditions, Mr. Sheppard made the motion, Mr. Adams seconded; needs revisions (including but not limited to): see Engineer's report dated 11/26/25 and Planner's report dated 11/19/25, trash area details, HVAC fencing on plan, details proposed stairs and planter, SP-1 revised with correct variances, site triangle on plan; 3 shade tree contributions.

2. PBA25-010 Ocean PNC LLC, 112 6th St, Block 607, Lot 17 NEN Zone

Existing: Commercial

Proposed: By right preliminary/final major subdivision, various waivers approval(s).

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed major subdivision.

Professional(s): Jon Barnhart, PP/PE, of Arthur Ponzio CO, 400 North Dover Ave, Atlantic City, provided details of by-right subdivision. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 9-0, with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; needs revisions (including but not limited to): see Engineer's report dated 1/13/26 and Planner's report dated 1/15/26; separate cost estimates to be prepared by Board Engineer; certification monuments set; certification of demolition; service availability letters from all utilities for each lot; tax map fee.

Old Business:

1. **Adopt resolution(s):** 600 Boardwalk- adopted unanimously those eligible to vote
2. **Adopt 1/7/26 & 1/14/26 minutes-** all adopted unanimously those eligible to vote
3. **Subcommittee reports:** Mr. Scheule advised NJ resiliency rules adopted and subsequently a consistency review will be sent over shortly.

Adjournment 6:44 pm
Adopted: 3/11/26



Jaime M. Felker, Certified Land Use Administrator