

**FEBRUARY 11, 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. Loeper, Mr. Sheppard

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

Richard Carlucci, 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. PBA25-006 Whale Beach Builders LLC, 858 Asbury Ave, Block 807, Lot 12, CB Zone**

Existing: Vacant

**Proposed: New mixed use structure requiring preliminary/final major site plan, conditional use, lot area, lot width, truck berth, commercial floor area, front porches/decks, # residential parking spaces 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):** Christopher Halliday, of Halliday Architects, 728 West Ave, Ocean City, provided details of proposed new construction. The chairperson recognized credentials.

**Exhibit(s):** None.

**Public comment:** Alan Richter, 1023 Wesley Ave, opposed; Nancy Notero, 11<sup>th</sup> & Central Ave- comment. Public comment closed.

**Granted 6-0, with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; needs revisions (including but not limited to): see Engineer's report dated 12/29/25 and Planner's report dated 1/2/26, curb remove/replace on plan; remove "French grey"; Board Engineer to prepare cost estimate.**

**2. 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, 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 revised new development and details of requested relief.

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

**Exhibit(s):** A3- revised set of plans 1/15/26; A4- comparison.

**Public comment:** Jeff Boyd, 3436 West Ave, REAL comment; Robert Koenigsberg, 3420 West Ave, opposed; Rita Boyd, 3436 West Ave, opposed; Jim Berry, 635 Ocean Ave, in favor; John Friday, 600 Block Asbury Ave, in favor; Marie Crawford, 835 Pelham Pl, opposed; Devlin Morrison, 3424 West Ave, comments; Michelle Morrison, 3424 West Ave, opposed; Pat DeHart, 3429 Haven Ave, comment; Harry Vanderslice, 216 Victoria Ln, in favor; Julie Frasca, 1004 Asbury Ave, in favor; Mark Grimes, 109 34<sup>th</sup> St, in favor. Public comment closed.

**Denied 1-4, with conditions, Mr. Bekier made the motion, Mr. Barnes seconded, Mr. Sheppard was ineligible to vote; Mr. Allegretto, Mr. Barnes, Mr. Bekier, Mr Loeper voted in the negative; Mr. Adams in the affirmative.**

3. Consistency report 26-01 Residential Mechanical- adopted unanimously those eligible to vote.

Mr. Scheule provided members with NJAC 5:21-3.1 RSIS parking exceptions.

Adjournment 7:56 pm  
Adopted: 3/11/26



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JAIIME M. FELKER  
Certified Land Use Administrator