

MARCH 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. Barnes, Mr. Bekier, Mr. Birch, Mr. Jessel, Mr. Loeper, Mr. Stell, Dr. Vanderschuere

Absent: Mr. Allegretto, Mrs. Halliday, Mr. Sheppard

Richard Carlucci, was the Solicitor for the Board, David Scheidegg was the Professional Engineer, and Jaime Felker was Secretary for the Board.

New Business:

1. PBA26-001 Nemar 2 LLC & Samia Dev Inc, 3128 Asbury Ave, Block 3103, Lot 22, R-2-30 Zone

Existing: Mixed use

Proposed: By-right minor subdivision

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed minor by-right subdivision.

Professional(s): Paul Koelling Jr, PLS, Paul Koelling & Assoc., 2161 Shore Rd, Linwood, provided details of by-right subdivision. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 8-0, with conditions, Mr. Jessel made the motion, Mr. Adams seconded; needs revisions (including but not limited to): see Engineer's report dated 2/12/26 and Planner's report dated 2/16/26; 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): PBA25-004 Coral Sands, PBA25-010 Ocean, PBA25-006 Whale Beach, PBA25-008 V2, Consistency 26-01- all adopted unanimously those eligible to vote

2. Adopt 2/4/26 & 2/11/26 minutes- all adopted unanimously those eligible to vote

3. Subcommittee reports- Mr. Loeper stated Mr. Scheule is moving along

Adjournment 6:10 pm

Adopted: 4/1/26



Jaime M. Felker, Certified Land Use Administrator