

APRIL 1, 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. Jessel, Mr. Loeper, Mr. Stell

Absent: Mr. Birch, Mr. Sheppard, Dr. Vanderschuere

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

New Business:

1. PBA26-002 The Shores at Wesley Manor, 2201 Bay Ave, Block 2206, Lot 1, RMF Zone

Existing: Nursing Home

Proposed: Minor site plan requiring conditional use, impervious variance(s)/waiver(s)/approval(s)

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

Professional(s): John Halbruner, PE/RA, of HDG 4 Clermont Dr, Clermont, provided details of raised patio and need for variance. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 8-0, with conditions, Mr. Adams made the motion, Mr. Jessel seconded; needs revisions (including but not limited to): see Engineer's report dated 3/3/26 and Planner's report dated 2/23/26, correct impervious on zoning chart, revise deck sf on HDG plan; CMC approval(s).

Old Business:

1. **Adopt resolution(s):** PBA26-001 Nemar- adopted unanimously those eligible to vote
2. **Adopt 3/11/26 minutes-** adopted unanimously those eligible to vote
3. **Subcommittee reports-** None.

Adjournment 6:20 pm

Adopted: 5/13/26



Jaime M. Felker, Certified Land Use Administrator