

APRIL 8, 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. Birch, Mr. Loeper, Mr. Sheppard, Mr. Stell

Absent: Mrs. Halliday, Mr. Jessel, 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. Revised Housing Element and Fair Share Plan: Dottie McCrosson, City Solicitor, presented information about revised plan and need to adopt. There was no public comment.

Adopted 8-0, Mr. Bekier made the motion, Mr. Birch seconded

2. PBA26-003 Celco Partnership dba Verizon Wireless, 3308 Bay Ave, Block 3207, Lot 23.01, R-L-1-50 Zone

Existing: Vacant

Proposed: New 125' monopole with fence and landscaping and raised platform requiring minor site plan and conditional use approval(s)/waiver(s).

Attorney: Michael Beck, of Beck Law Firm, 700 Hooper Ave, Toms River, provided introduction and details of proposed new monopole for cellular service and proposed site improvements.

Witness(es): Andrew Petershon, Radio Frequency Engineer with dBm Engineering, Fairview Village, PA, provided details of FCC regulations and how proposed is significantly less than permitted. Peter Albano, Structural Engineer with Colliers Engineering, 1000 Midlantic Dr, Mt, Laurel, provided details of monopole and surrounding platform. Paul Ricci, PP/AICP, of Ricci Planning, 177 Monmouth Ave, Atlantic Highlands, provided comments. The chairperson recognized all credentials.

Exhibit(s): A1- electromagnetic exposure analysis.

Public comment: Marianne Brewer, 308 6th St, question about neighboring residential parking on site. Public comment closed.

Granted 8-0, with conditions, Mr. Adams made the motion, Mr. Sheppard seconded; needs revisions (including but not limited to): see Engineer's report dated 3/19/26 and Planner's report dated 3/18/26, security lighting details, fence to be coated, revise landscaping/plantings, correct zoning schedule, site grading on plans, service availability letter(s); cost estimate; provide NJDEP, CMC and FAA approvals.

3. Consistency report #26-02 Affordable Housing: Mr. Scheule provided information about consistency report and found consistent with Master Plan. There was no public comment.

Adopted 8-0, Mr. Bekier made the motion, Mr. Birch seconded

Adjournment 7:59 pm

Adopted: 5/13/26



Jaime M. Felker, Certified Land Use Administrator