

OCEAN CITY PLANNING BOARD

RESOLUTION

BACKGROUND OF RESOLUTION

1. Consistent with the legal requirements of N.J.S. 40A: 12A-1 *et seq.*, the “Local Redevelopment and Housing Law”, the Governing Body of the City of Ocean City adopted Resolution 25-62-544 on December 4, 2025, authorizing the Ocean City Planning Board to make an investigation and recommendations N.J.S. 40A: 12A-14 to determine whether the premises known generally as Block 600.05, Lots 1&2 located at 600 Boardwalk [the “Property”] should be recommended as an area in need of rehabilitation area according to the criteria set forth in N.J.S. 40A: 12A-14. The Property is owned by 600 Boardwalk LLC [the “LLC”].

2. The Ocean City Planning Board considered the City Resolution and in order to fulfill the directions set forth in the City Resolution, a public hearing was conducted on January 7, 2026 [the “Public Hearing”] at which time the Ocean City Planning Board considered, among other things, the Memorandum dated December 23, 2025 [the “Memorandum”] prepared by the planner for the Ocean City Planning Board, Randall E. Scheule, P.P. & A.I.C.P. [the “Planner”] in fulfilling its duties under New Jersey law, and specifically as such duties relate to an area in need of rehabilitation analysis.

WITNESSETH

NOW, THEREFORE, the Ocean City Planning Board based upon submissions by the LLC, the exhibits marked and received into evidence, and the testimony presented makes the following findings of fact:

1. Paragraphs 1 and 2 set forth above in the Background of Resolution are incorporated by this reference as if specifically set forth herein at length; and, all notices required by law have been given.

2. Keith Davis, Esquire represented the Owner at the time of Public Hearing. The following witnesses were sworn in: Matt Mowrer, P.E., Jody Arena, Tiffany Morrissey, A.I.C.P. & P.P., and Will Morey.

3. Matt Mowrer, P.E. was the first witness to testify on behalf of the Owner at the Public Hearing. He testified concerning the structural integrity at the Property known generally as Wonderland Pier.

Jody Arena was the next witness to testify on behalf of the Owner. Mr. Arena is the CEO of Caritas Construction. He opined that in current market conditions, it would cost approximately 5 Million Dollars to repair the Property.

Will Morey was the next witness to testify on behalf of the Owner. Mr. Morey is a second-generation partner of Morey's Piers (located in Wildwood, NJ), a business started in 1969. He testified that operations in the amusement business were very challenging from start-up through and including operations.

The final witness to testify on behalf of the Owner was Tiffany A. Morrissey, A.I.C.P. & P.P. Ms. Morrissey prepared the Morrissey Report dated as of March 11, 2025. She testified concerning the substandard condition of the Property and a pattern of vacancy for the Property.

4. The Planner presented a summary of the Memorandum and geographically described the proposed rehabilitation area. He testified that his purpose was to provide the Ocean City Planning Board with information to enable the Ocean City Planning

Board Members to make an informed response to the City Resolution. He reviewed the statutory criteria to establish a rehabilitation area.

5. During the presentation on behalf of the Owner and the Planner's presentation, there were significant discussions and questions raised by Ocean City Planning Board members about the proposed rehabilitation area concerning the condition of the Property and its under-utilization.

6. Upon conclusion of the Planner's presentation, the meeting was then opened to the public.

7. Keith Davis, Esquire proceeded with closing on behalf of the LLC.

8. After Mr. Davis' closing on behalf of the LLC, there was significant Ocean City Planning Board discussion and deliberation.

9. A Resolution was offered upon a motion, to be considered in the affirmative to designate the Property as an area in need of rehabilitation, made by Ocean City Planning Board Member Birch and seconded by Ocean City Planning Board Member Bekier on January 7, 2026 [the "Birch Motion"]. The vote on the Birch Motion was four (4) in favor of and four (4) against with Ocean City Planning Board Members Allegretto, Adams, Bekier, and Birch voting in the affirmative, and Barnes, Halliday, Vanderschuere, and Loeper voting in the negative.

As a result of the tie vote, the Ocean City Planning Board does not find that the Property is an area in need of rehabilitation and makes no recommendation concerning the Property to the Governing Body of the City of Ocean City.

OCEAN CITY PLANNING BOARD

JOHN LOEPER,
CHAIRPERSON

Dated: February 4, 2026

CERTIFICATION

I, JAIME M. FELKER, Secretary to the Ocean City Planning Board, do hereby certify that the foregoing Resolution was duly adopted at the meeting of the Ocean City Planning Board held on January 7, 2026 and memorialized herein pursuant to N.J.S. 40:55D-10 g. (2) on February 4, 2026. This Resolution has been filed in the Office of the Ocean City Planning Board and is available for inspection upon request.

JAIME M. FELKER,
Secretary, Ocean City Planning Board