

JULY 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, Mrs. Halliday, Mr. Loeper, Mr. Sheppard, Mr. Stell, Dr. Vanderschuere

Absent: Mr. Birch, Mr. Jessel

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. PBA25-005 3315 Bay Ave LP, 3313-15 Bay Ave, Block 3306, Lot 1, Redevelopment Zone

Existing: Vacant Multi-family

Proposed: New 43 unit multifamily requiring major preliminary & final site plan, 6' fence, 5' masonry wall approval(s)/waiver(s).

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

Professional(s): Brett Harmen, RA, of Harman Deutsch Ohler Architecture, 1225 N 7th St, Philadelphia, PA, provided details of development, room configurations, and layout. David Shropshire, PE, of Shropshire Associates LLC, 277 White Horse Pike, Atco, concurred with traffic safety report issued by Lt. Vivarelli dated 4/8/26 and see no detriment. John Halbruner, PE/RA, of HDG, 4 Clermont Dr, Clermont, provided details of preliminary/final major site plan. The chairperson recognized all credentials.

Exhibit(s): A1- Harman sheet SD3.1 revised 5/12/26; A2- Harman sheet SD3.0 revised 5/12/26; A3- Harman sheet SD4.0 revised 5/12/26; Harman sheet SD5.0 revised 5/12/26; A5- Traffic Safety report issued 4/8/26; A6- Harman sheet SD1.0 revised 5/12/26; A7- Harman sheet SD2.0 revised 5/12/26; A8- Harman sheet SD2.1 revised 5/12/26.

Public comment: Robert Woolery, 17 Marshall Ln, comment about transformer. Public comment closed.

Granted 9-0, with conditions, Mr. Adams made the motion, Mr. Bekier seconded; needs revisions (including but not limited to): see Engineer's report dated 4/14/26 and Planner's report dated 4/13/26, designate ev spaces, mechanical equipment specs, masonry wall details, accessory structure details, water/sewer laterals, lighting plan; no left turn sign on Bay Ave; utility/transformer platform plan; CMC approval(s); utility letters from all utilities; Board Engineer will prepare cost estimate; pre-construction meeting.

Old Business:

- 1. Adopt 5/13/26 minutes-** adopted unanimously those eligible to vote
- 2. Subcommittee reports-** None.

Executive Session: Board discussed and will retain Griffith & Carlucci, in particular Richard Carlucci, Esq. as the Board Solicitor.

Adjournment 7:17 pm

Adopted: 8/12/26

Jaime M. Felker, Certified Land Use Administrator