

AUGUST 12, 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, Mrs. Halliday, Mr. Jessel, Mr. Loeper, Mr. Sheppard, Mr. Stell

Absent: Mr. Allegretto, 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. PBA26-008 Robert Smith Family Trust, 215 17th St, Block 1605, Lot 13, R-1-30 Zone

Existing: Duplex

Proposed: Minor subdivision requiring (proposed Lot 1301) lot area, lot width, lot frontage approval(s)/waiver(s).

Attorney: Avery Teitler, 618 West Ave, Ocean City, request to carry to 9/2/26 due to online advertisement deficiency.

Carried to 9/2/26, no renoticing; applicant shall properly advertise online.

2. PBA26-010 952 Boardwalk Inc, 952 Boardwalk, Block 901, Lot 18, ON-BD Zone

Existing: 2 commercial units

Proposed: Minor site plan to create total 3 commercial units, 2 of the units requiring minimum store width approval(s)/variance(s) and various waivers.

Attorney: Michael Fusco, II, 644 West 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 new wall creating total 3 commercial units and need for variance. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: Norman Lawand, 944 Boardwalk, opposed to application. Public comment closed.

Granted 9-0, with conditions, Mr. Jessel made the motion, Mr. Bekier seconded; needs utility letters from all utilities.

Mr. Birch and Mr. Stell left meeting.

3. PBA26-009 Dunc Re LLC, 629 Asbury Ave, Block 604, Lot 7, CB Zone

Existing: Single family

Proposed: New mixed use structure requiring major preliminary/final site plan, conditional use, lot area, lot width, parking setback, landing size, porches/decks front of building, streetscape design standards, trash enclosure curb, commercial floor area approval(s)/variance(s)/waivers.

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

Professional(s): Andrew Bechtold, RA/PP, of Thomas Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided new details of proposed revised new construction. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: Mike Stankiewicz, 625C Asbury Ave- comments about walkway ADA accessibility; Gloria Baker, 625C Asbury Ave, comment about walkway inaccessibility. Public comment closed.

Granted 7-0, with conditions, Mr. Jessel made the motion, Mr. Sheppard seconded; Mr. Birch and Mr. Stell recused; needs revisions (including but not limited to): see Engineer's report dated 6/23/26 and Planner's report dated 6/19/26, revise PB 3 to show finish materials, water vault location, tree grate details, remove/replace sidewalk details, show front yard setbacks of adjoining properties, wall treatment, concrete parking area details; indent 2'x6'; utility letters from all utilities; Board Engineer will prepare cost estimate.

Mrs. Halliday left the meeting.

4. PBA26-006 V2 Properties Entity 7 LLC, 3400-02 West Ave, Block 3404, Lot 7, GW Zone

Existing: Vacant

Proposed: New mixed use structure requiring preliminary/final major site plan, conditional use, parking buffer from building, truck berth, trash enclosure curb approvals/waiver(s)/variances.

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of proposed new development and details of requested relief.

Professional(s): Andrew Bechtold, RA, of Thomas Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided new details of proposed revised new construction. The chairperson recognized credentials.

Exhibit(s): None.

Public comment: Pat DeHart, 3429 Haven Ave, questions; Michelle Morrison, 3424 West Ave, comments. Public comment closed.

Granted 6-0, with conditions, Mr. Adams made the motion, Mr. Bekier seconded; Mrs. Halliday recused; needs revisions (including but not limited to): see Engineer's report dated 7/20/26 and Planner's report dated 7/16/26, clearly label ventilation system, trash enclosures on elevations, designate EVSE/make ready on plan, designate clear height in parking area; water vault location; utility letters from all utilities; pre-construction meeting; Board Engineer will prepare cost estimate.

Old Business:

1. Adopt 7/8/26 minutes- adopted unanimously those eligible to vote
2. Subcommittee reports- None.

Executive Session: Cellco litigation

Adjournment 7:40 pm

Adopted: 9/2/26

Jaime M. Felker, Certified Land Use Administrator