

SEPTEMBER 2, 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. Allegretto, Mr. Barnes, Mr. Birch, Mrs. Halliday, Mr. Jessel, Mr. Loeper, Mr. Stell, Dr. Vanderschuere

Absent: Mr. Adams, Mr. Bekier, Mr. Sheppard

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 13.01) lot area, lot width, lot frontage approval(s)/waiver(s).

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of application.

Professional(s): Chris Halliday, RA, of Halliday Architects, 728 West Ave, provided details of proposed development. The chairperson recognized credentials.

Exhibit(s): A1- enlarged tax map; A2- rendering.

Public comment: Marie Crawford, 835 Pelham Pl, question about shade trees. Public comment closed.

Granted 7-0, with conditions, Mr. Jessel made the motion, Mr. Birch seconded; Mrs. Halliday recused; needs revisions (including but not limited to): see Engineer's report dated 6/16/26 and Planner's report dated 6/15/26, revise note #2 on A0.01, updated survey, curb/sidewalk replacement, ADA ramp details on plans, retaining wall detail, trash corral detail, 13.01 driveway details, parking dimensions, label unlabeled room, roof plan, provide floor area for attic, 6' fence to be removed; certification of demolition & monuments set; utility letters from all utilities; tax map fee; Board Engineer will prepare separate cost estimates.

2. PBA26-011 JPMorgan Chase Bank NA, 201 9th St, Block 808, Lot 1, DB Zone

Existing: Vacant commercial

Proposed: Alterations to site requiring preliminary/final major site plan, monument sign setback approval(s)/variance(s)/waiver(s).

Attorney: Gregory Meese, 50 Tice Blvd, Woodcliff Lake, provided introduction and details of proposed site plan and sign.

Professional(s): Mark Diamonte, PE, of Core States, 1315 Walnut St, Philadelphia, PA, provided details of proposed site, including atm & sign. Spach Trahn, PP/AICP, of Phillips Preiss Grygiel Leheny Keller, LLC, 70 Hudson St, Hoboken, provided details of site and signage. The chairperson recognized credentials.

Exhibit(s): A1- sheet EX-3 trees; A2- sheet EX-1 rain garden.

Public comment: None. Public comment closed.

Granted 8-0, with conditions, Mr. Jessel made the motion, Mr. Bekier seconded; needs revisions (including but not limited to): see Engineer's report dated 7/14/26 and Planner's report dated 7/7/26, MUTCD compliant signage, show Hanover ADA pavers, concrete curb detail, revised survey, pre-construction meeting, 9th Street sidewalk easement; "right turn only" signs at 3 exits; plans to indicate "201 9th Street"; 7 shade tree contributions; Board Engineer will prepare cost estimate.

Mr. Birch left meeting.

3. PBA26-007 Samuel Hancock, 811 7th St, Block 600.02, Lot 13 & 13.01, R-1-50 Zone

Existing: Single family

Proposed: Minor subdivision requiring lot area, lot depth approval(s)/variance(s)/waiver(s).

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details of application and that site had previously been subdivided.

Professional(s): Jon Barnhart, PE, or Arthur Ponzio Co, 400 North Dover Ave, Atlantic City, provided details of subdivision. Andrew Bechtold, RA/PP, of Thomas Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided new details of proposed development. The chairperson recognized credentials.

Exhibit(s): A1- colored tax map; A2- rendering; A3- comparison.

Public comment: Marie Crawford, 835 Pelham Pl, had comments; Effie Russell, 807 7th St, concerned about children. Public comment closed.

Granted 7-0, with conditions, Mr. Jessel made the motion, Dr. Vanderschuere seconded; Mr. Birch recused; needs revisions (including but not limited to): see Engineer's report dated 7/22/26 and Planner's report dated 7/22/26, correct Block designation, trash & recycling details, sidewalk & grass strip width, garage dimensions, fence details, correct far on subdivision, revised survey; reduce height by 2'; certification of demolition & monuments set; utility letters from all utilities; tax map fee; Board Engineer will prepare separate cost estimates.

Old Business:

- 1. Adopt 8/19/26 minutes-** adopted unanimously those eligible to vote
- 2. Subcommittee reports-** None.

Adjournment 8:17 pm
Adopted: 10/14/26

Jaime M. Felker, Certified Land Use Administrator