

**CITY OF OCEAN CITY
PLANNING BOARD AGENDA
August 12, 2026 (revised 8/10/26)**

A meeting of the **Ocean City Planning Board** will be held on **Wednesday, August 12, 2026 at 6:00 pm** in Council Chambers on the third floor of City Hall located at 861 Asbury Avenue. The business noted below will be discussed and formal action may be taken:

Flag Salute; Roll call

New Business

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

~~Existing: Duplex~~ **Carried to 9/2/26- to be announced**

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

2. 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 frontage, parking setback, landing size, porches/decks front of building, streetscape design standards, trash enclosure curb approval(s)/variance(s)/waivers.

3. 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.

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, commercial parking spaces, parking buffer from building, truck berth, ventilation system, trash enclosure curb approvals/waiver(s)/variances.

Old Business:

1. Adopt 7/8/26 minutes
2. Adopt resolution(s): PBA25-005 3515 Bay
3. Subcommittee reports

Executive Session

Adjournment

Plans related to the agenda (if applicable) may be reviewed during regular business hours Monday – Friday at 115 12th Street and on the City website: www.ocnj.us (go to *City Meetings* at the bottom of the homepage)

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Meeting Procedures

- Chairperson calls the meeting to order and announces the meeting has been advertised pursuant to P.L. 1975, c. 231 (C. 10:4-6 to 10:4-21) also known as the “Open Public Meetings Act”;
- Flag Salute and Roll Call;
- Chairperson calls the first applicant to present their proposal. Following their presentation, the Chairperson requests comments and reports from the Board’s professionals. Board members ask questions of the applicant and the professionals;
- Via Board Motion, the meeting is opened up for Public Comment;
- Public comment is taken, and responded to as necessary;
- Via Board motion, the public portion is closed;
- Applicants summarize their case;
- The Board, with assistance from their Attorney, frames a motion;
- The motion is made and seconded, followed by discussion and fact findings;
- The vote is taken to approve or deny.
- It is the board’s intention to hear all of the applications scheduled.
- The order of the agenda may be changed at the discretion of the chairperson.
- In accordance with the rules and procedures of the board (25-900.2), no new applications will be called after 10:00 pm.
- This meeting will be adjourned no later than 11:00 pm.
- It is the custom of the board members to routinely visit the site requesting variance relief.