CITY OF OCEAN CITY
PLANNING BOARD AGENDA
SEPTEMBER 2, 2026

A meeting of the **Ocean City Planning Board** will be held on **Wednesday, September 2, 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

<u>New Business</u>

1. **<u>PBA26-008 Robert Smith Family Trust, 215 17th St, Block 1605, Lot 13, R-1-30 Zone</u>**
   Existing: Duplex (carried from 8/12/26)
   Proposed: Minor subdivision requiring (proposed Lot 1301) lot area, lot width, lot frontage approval(s)/waiver(s).

2. **<u>PBA26-011 JPMorgan Chase Bank NA, 201 9th St, Block 808, Lot 1, DB Zone</u>**
   Existing: Vacant commercial
   Proposed: Alterations to site requiring preliminary/final major site plan, monument sign setback approval(s)/variance(s)/waiver(s).

3. **<u>PBA26-007 Samuel Hancock, 811 7th St, Block 600.02, Lot 13 & 13.01, R-1-50 Zone</u>**
   Existing: Single family
   Proposed: Minor subdivision requiring lot area, lot depth approval(s)/variance(s)/waiver(s).

<u>Old Business:</u>

1. **Adopt 8/12/26 minutes**
2. **Adopt resolution(s):** PBA26-008 Smith, PBA26-009 Dunc, PBA26-010 952, PBA26-006 V2
3. **Subcommittee reports**

Adjournment

Plans related to the agenda (if applicable) may be reviewed during regular business hours Monday – Friday at the Henry Knight Building 115 E. 12th Street.

Jaime M. Felker, Certified Land Use Administrator

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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.**