

**CITY OF OCEAN CITY
PLANNING BOARD AGENDA
OCTOBER 14, 2026**

A meeting of the **Ocean City Planning Board** will be held on **Wednesday, October 14, 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. PBA26-012 Duncan Real Estate Investments LLC, 801 Wesley Ave, Block 804, Lot 9, CB/HPC Zone

Existing: Commercial

Proposed: New mixed use requiring preliminary/final major site plan, min commercial floor area (both lots), parking setback from property line (lot 9.01), parking setback from building (both lots), porches/decks front of building (both lots), sign location (lot 9.01), SID sidewalk design waiver; minor subdivision requiring lot area (both lots), lot frontage (both lots), lot width (both lots) approval(s)/variance(s)/waiver(s).

Old Business:

- 1. Adopt 9/2/26 minutes**
- 2. Adopt resolution(s):** PBA26-008 Smith, PBA26-011 JPMorgan, PBA26-007 Hancock
- 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 or as permitted to be released online.

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.