

**CITY OF OCEAN CITY
ZONING BOARD AGENDA
JULY 15, 2026**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, July 15, 2026 at 6:00 pm** in the **Howard S. Stainton Senior Center** located at **1735 Simpson Avenue**. The business noted below will be discussed and formal action may be taken:

Flag Salute; Roll Call

Secretary report(s):

Adopt: 6/18/26 Meeting Minutes

Memorialize resolutions: ZBA26-004 Pierce, ZBA26-008 PD Management

New Business:

1. ZBA26-009 June Palomba, 21 Nassau Rd, Block 70.40, Lot 5, G50/5000 Zone

Existing: Under construction single family

Proposed: Under construction single family requiring building coverage variance

2. ZBA26-010 3829-31 Central Ave LLC, 3829-31 Central Ave, Block 3801, Lot 5, R-O-2-40 Zone

Existing: Under construction duplex

Proposed: Appeal of administrative Officer's decision pursuant to NJSA40:55D-70b

3. ZBA26-011 3829-31 Central Ave LLC, 3829-31 Central Ave, Block 3801, Lot 5, R-O-2-40 Zone

Existing: Under construction duplex

Proposed: (if needed) New duplex requiring aggregate side yard, rear setback to building, rear setback to deck, building coverage, # parking spaces, parking in front yard approval(s)/waiver(s)/variance(s)

Old Business

Meeting 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)

JAIME M. FELKER
Certified Land Use Administrator

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.
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- 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.