

**CITY OF OCEAN CITY  
PLANNING BOARD AGENDA  
MAY 6, 2020**

A meeting of the Ocean City Planning Board scheduled **Wednesday May 6, 2020 at 6:00 P.M** will be conducted remotely from the Henry Knight building, 115 12<sup>th</sup> St, Ocean City, NJ pursuant to Governor Murphy's Executive Order 107 and will comply with N.J.S.A. 10:4-6, The Open Public Meetings Act. Members of the public may participate remotely only and will not be admitted to the building. Please note, the public will be muted during the meeting except at the public comment portion of the meeting.

Please join meeting from your computer, tablet or smartphone <https://global.gotomeeting.com/join/892538373>

You can also dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122,,892538373#>

Access Code: 892-538-373

**Flag Salute; Roll call**

**New Business:**

1. **PBA20-003 St. Damien Parish, 1319 Wesley Ave/600 13<sup>th</sup> St, Block 1302, Lots 8 & 9, R-2-30 Zone**  
Existing: Church  
**Proposed: Alteration to existing parking lot requiring prelim/final major site plan with conditional use, impervious coverage, side yard setback, stacked parking, illumination, landscaping and curb cut variances/waivers**
2. **PBA19-029 Duncan Real Estate Investment, 231 West Ave, Block 211, Lot 8, NB Zone**  
Existing: Vacant  
**Proposed: Prelim/final major site requiring conditional use, minimum commercial glass, truck berth and parking setback variances/waivers**
3. **PBA19-030 Duncan Real Estate Investment, 628 Asbury Ave, Block 605, Lot 8, CB Zone**  
Existing: Vacant  
**Proposed: Prelim/final major site requiring conditional use, and front yard deck variances/waivers**

**Old Business:**

1. Adopt resolution(s): PBA20-002 OC Dev Group
2. Adopt 3/4/20 meeting minutes
3. Subcommittee reports

**Adjournment**

**Plans and documents related to the agenda may be reviewed on our website at [www.ocnj.us](http://www.ocnj.us).**

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Jaime M. Felker  
Certified Land Use Administrator

PLANNING OFFICE  
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## Meeting Procedures

- **Chairperson calls the meeting to order and announces the meeting has been advertised pursuant to PL Chapter 231, 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.**