

**CITY OF OCEAN CITY  
SPECIAL PLANNING BOARD AGENDA  
JUNE 25, 2025**

A special meeting of the **Ocean City Planning Board** will be held on **Wednesday, June 25, 2025 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. Proposed Fourth Round Housing Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40:55D-28(b)(3) of the MLUL and the mandatory requirements of a Housing Element under the recently amended New Jersey Fair Housing Act (P.L. 2024, c.2), relevant regulations of the New Jersey Council On Affordable Housing (“COAH”), and the Administrative Office of the Courts Directive #14-24. The Fourth Round Housing Element and Fair Share Plan also delineates the actions taken, and to be taken, by the City to create a “realistic opportunity” to satisfy its “fair share” of the regional need for affordable housing presented by Dottie McCrosson, City Solicitor and Dan Levin of Acuity Consulting Services.

After public comment, the Board will consider adoption of the Fourth Round Housing Element and Fair Share Plan by way of resolution.

A copy of the proposed Fourth Round Housing Element and Fair Share Plan of the Borough’s Master Plan, and any other relevant documents will be available at least 10 days prior to the meeting so that any party interested in commenting on the Fourth Round Housing Element and Fair Share Plan may do so at the public hearing or may submit written comments to the Planning Board prior to the public hearing date.

**Adopt resolution**

**Adjournment**

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

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Jaime M. Felker, Certified Land Use Administrator

## 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.