

**CITY OF OCEAN CITY
PLANNING BOARD AGENDA
FEBRUARY 11, 2026 (revised 2/6/26)**

A meeting of the **Ocean City Planning Board** will be held on **Wednesday, February 11, 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

1. PBA25-006 Whale Beach Builders LLC, 858 Asbury Ave, Block 807, Lot 12, CB Zone

Existing: Vacant

Proposed: New mixed use structure requiring preliminary/final major site plan, conditional use, lot area, lot width, truck berth, commercial floor area, front porches/decks, # residential parking spaces approvals/waiver(s)/variances.

2. PBA25-008 V2 Properties Entity 7 LLC, 3400-02 West Ave, Block 3404, Lot 7, GW Zone

Existing: Vacant (continued from 1/14/26)

Proposed: New mixed use structure requiring preliminary/final major site plan, conditional use, building height, total stories, commercial parking spaces, front yard setback (parking), truck berth, commercial ceiling height, landing size, ventilation system, signage approvals/waiver(s)/variances.

3. Consistency report 26-01 Residential Mechanical

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 (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 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.**