

NOTICE: Any person requiring accommodation to participate in or observe a public town meeting or hearing shall make a written request for accommodation to the Town Clerk, Donna Schwartz, 7 business days in advance of the meeting or hearing.

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TOWN OF OCEAN VIEW PUBLIC NOTICE
PLANNING & ZONING COMMISSION MEETING
March 19, 2026 @ 4:00pm

NOTICE IS HEREBY GIVEN BY the Planning and Zoning Commission of the Town of Ocean View that a Planning and Zoning Commission meeting will be held at 4:00pm on Thursday, March 19, 2026, at 32 West Avenue, to consider matters set out in the attached agenda. The appropriate material can be reviewed prior to the meeting from Monday through Friday between the hours of 8 a.m. and noon and 1 and 4 p.m. on the second floor of the Wallace A. Melson Building located at 201 Central Avenue by appointment only.

AGENDA

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. January 15, 2026, Planning & Zoning Commission Meeting Minutes**
- 4. NEW BUSINESS**
 - A. P-355 39 Atlantic Avenue (PIDN:272.000/CTM#134-13.00-19.00)**
35 Atlantic Avenue (PIDN:273.000/CTM#134-12.00-20.00)
33 Atlantic Avenue (PIDN:274.000/CTM#134-13.00-21.00)

Application P-355, a final land development plan titled “Albari Spots” submitted by Alan Decktor, P.E. of Pennoni Associates, Inc, on behalf of the property owner, Albari, LLC. The plan proposes the consolidation of three lots into one lot, as well as the construction of a bank with drive-in and an office building. The properties are located at 39 Atlantic Ave (PIDN:273.000 /CTM#134-12.00-19.00), 35 Atlantic Ave (PIDN:273.000/CTM#134-13.00-20.00), 33 Atlantic Avenue (PIDN:274.000/CTM#134-13.00-21.00. All lots are zoned GB1, General Business District 1.

5. ADJOURNMENT

Note: The agenda items listed may not be considered in sequence.
Posted: March 13, 2026

Rules of Order for Meetings (Summary)

Each person addressing the Town Council, or any Town Commission, shall identify him/herself by name and place of residence for the record and shall address all remarks to the Town Council/Town Commission as a body and not to any member thereof.

Each person shall limit their remarks to the matter under discussion, shall be permitted to speak only one time on any topic, and shall be limited to (3) minutes. A written statement in lieu of or in addition to verbal comments is permissible.

No one other than a member of the Town Council/Commission is permitted to enter discussions without the approval of the mayor/presiding officer. No members of the public are permitted to ask questions of any speaker while they are addressing the Town Council/Commission or of a Town Councilmember/ Commissioner without permission from the presiding officer.

All people attending in person or participating electronically in a Town Council/Commission meeting should conduct themselves in an orderly fashion. All shall follow the direction of the mayor/presiding officer, no disruptive behavior is permitted, and electronic devices shall be silent. ***