

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.

Join YouTube Presentation: <https://www.youtube.com/@OceanViewDE/streams>

TOWN OF OCEAN VIEW PUBLIC NOTICE
PLANNING & ZONING COMMISSION MEETING
June 18, 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, June 18, 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. SWEARING-IN OF BUDDY ALVES**

- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. March 19, 2026, Planning & Zoning Commission Meeting Minutes**

- 5. OLD BUSINESS**
 - A. P-336 32 & 34 Woodland Avenue (PIDN's 116.010, 116.011/CTM:134-12.00-317.01, 134-12.00-317.01)**

Application P-336: a review of a final land development plan and record plan for the proposed subdivision "Blue Heron Landing" submitted by Steven R. Anderson, Jr., P.E. of Pennoni Associates, Inc., on behalf of the property owners, Steven J. and Ann Collazuol. The plan proposes the subdivision of two (2) parcels of land into seven (7) parcels on property zoned R-1 (Single-Family Residential District), located at 32 and 34 Woodland Avenue (PIDNs: 116.010 & 116.011 / CTM#s: 134-12.00-317.01 & 134-12.00-317.00)

- 6. NEW BUSINESS**
 - A. P-363 5 Atlantic Avenue (PIDN:284.001/CTM:134-13.00-1096.00)**

Application P-363: a concept level review of a plan titled "5 Atlantic Avenue – Conceptual Site Plan" submitted by Alan Decktor, P.E. of

Pennoni Associates, Inc., on behalf of the property owner Randall M. Hall of 5 Atlantic, LLC, for property zoned GB-1 (General Business District 1) located at 5 Atlantic Avenue (PIDN: 284.001 / CTM# 134-13.00-1096.00). The project proposes adding a 2,376+/- square-foot accessory storage building behind the existing commercial building as well as alterations to existing parking areas.

B. P-364 95, 97, & 101 Atlantic Avenue ((PIDNs 094.410, 094.400, 094.380 / CTMs 134-12.00-2089.00, 134-12.00-2088.00, 134-12.00-297.00)

Application P-364: a concept level review of a plan titled “Concept Site Plan – Dunkin” submitted by Andrew Warfield of Franchise Management Services, Inc., on behalf of the property owner Nistazos Holdings, LLC, for property zoned GB-1 (General Business District 1) located at 95, 97, & 101 Atlantic Avenue (PIDNs 094.410, 094.400, 094.380 / CTMs 134-12.00-2089.00, 134-12.00-2088.00, 134-12.00-297.00). The plan proposes the consolidation of three (3) parcels into one (1) parcel, as well as the construction of a 5-unit commercial building, including a fast-food restaurant with drive-through and additional retail and restaurant space.

7. ADJOURNMENT

Note: The agenda items listed may not be considered in sequence.

Posted: June 11, 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. ***