

TOWN OF OCEAN VIEW PUBLIC NOTICE PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will meet to review the following applications on **Thursday, September 17, 2026 at 4:00 p.m.**, or as soon as possible thereafter, at the Town Hall/Ocean View Community Center located at 32 West Avenue, Ocean View, Delaware, 19970, adjacent to John West Park:

Application P-258 & P-260 (rev): A review of a revision to a site plan for Ocean View Beach Club previously approved under applications **P-258 & P-260**, as submitted by the applicant Davis, Bowen & Friedel, Inc., on behalf of the property owner Windansea, LLC. The plan proposes to subdivide 0.990 acres +/- from condominium parcel M (5.065 acres +/-) resulting in the creation of condominium parcels M1 & M2. **Condominium Parcel M** is located on Bowers Drive at the southwest corner of the intersection with Old Orchard Avenue (**PIDN: 408.357 / CTM# 134-17.00-977.06**). Ocean View Beach Club is zoned RPC (Residential Planned Community).

Application P-364: a review of a preliminary plan titled "Proposed Shopping Center" 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 (Dunkin) and additional retail and restaurant space.

All interested parties are welcome to attend. The meeting will be available online for viewing via livestream on the Town's YouTube channel. The link to the livestream will appear on the posted agenda for the meeting and in the calendar portion of the Town's website, www.oceanviewde.gov. Please note that the meeting agenda is subject to change. Written comments will be accepted but must be submitted prior to the start of the meeting.

The material may be examined by interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Friday **by appointment only**.

For additional information or to submit public comment, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at kcimino@oceanviewde.gov.