

**CITY OF OCEAN CITY  
ZONING BOARD AGENDA  
JULY 23, 2025**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, July 23, 2025 at 6:00 pm** in the **Howard S. Stainton Senior Center** located at **1735 Simpson Avenue**. The business noted below will be discussed and formal action may be taken:

**Flag Salute; Roll Call**

**Secretary report(s):**

**Adopt:** 6/18/25 Meeting Minutes

**Memorialize resolutions:** ZBA25-003 Sammaritano; ZBA25-001 Folkes; ZBA25-005 Drury

**New Business:**

1. **ZBA25-008 Gerald & Janice DiMarzio and William & Dana Capers, 1600-02 West Ave, Block 1605, Lot 3, R-1-30 Zone**  
Existing: Vacant  
**Proposed:** New duplex requiring D1 use, aggregate side yard and building coverage variances
2. **ZBA25-007 David & Michelle Bevel, 29 Gardens Rd, Block 70.40, Lot 6, G40/3500 Zone**  
Existing: Duplex  
**Proposed:** New single requiring front yard setbacks to 1<sup>st</sup> & 2<sup>nd</sup> flr decks, rear yard setback to HVAC, building height, cupola height variances/waivers
3. **ZBA25-009 325 West LLC, 325 West Ave, Block 309, Lot 9, NB Zone**  
Existing: Commercial  
**Proposed:** New single requiring D1 use variance

**Old Business**

**Meeting 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 8:00 pm.**
- **This meeting will be adjourned no later than 9:00 pm.**
- **It is the custom of the Board members to routinely visit the site requesting variance relief.**