

**CITY OF OCEAN CITY
ZONING BOARD AGENDA
APRIL 15, 2026**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, April 15, 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

Secretary report(s):

Adopt: 3/18/26 Meeting Minutes

Memorialize resolutions: ZBA25-019 OC Dev, ZBA25-017 Caruso, ZBA25-018 Rodak

New Business:

1. **ZBA25-016 1168 Building LLC, 1168 Boardwalk, Block 1101, Lot 14, ON-BD Zone**
Existing: Mixed use
Proposed: 2 story addition to existing structure requiring preliminary/final major site plan, D2 expansion existing non-conforming use approval(s)/variance(s)/waiver(s)
2. **ZBA26-002 Ocean Front Development Group LLC, 2904-06 Wesley Ave, Block 2901, Lot 18, R-O-2-50 Zone**
Existing: Under construction duplex
Proposed: Under construction duplex requiring rear yard setback to pools variance
3. **ZBA26-001 Paul & Barbara Kreiger and John & Katherine Furst, 1833-35 Wesley Ave, Block 1801, Lot 3, R-2-50 Zone**
Existing: New duplex
Proposed: New duplex requiring lot width, building height, cupola height, building coverage, impervious coverage variance (s)/waiver(s)

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 (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.**
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- **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.**