

**MAY 21, 2025
CITY OF OCEAN CITY
ZONING BOARD**

REGULAR MEETING MINUTES

The Meeting was called to order at 6:00 by Jaime Felker; announced meeting has been advertised pursuant to P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; recited the flag salute.

Roll Call:

Present: Mr. Becker, Mr. Buck, Mr. Geary, Mr. Price, and Mr. Waddell

Absent: Mr. DeMarco, Mr. Loge, Mrs. Schneider

Mark Stein was the Solicitor for the Board, Joseph Maffei was the Engineer/Planner for the Board and Jaime M. Felker was Secretary for the Board.

Secretary report(s):

Adopt: 4/30/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions : ZBA22-012 Houston; ZBA24-027 Scatamacchia; ZBA24-007 OCNJ - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA25-003 John & Karen Sammaritano, 5652-54 West Ave, Block 5604, Lot 25, C Zone

Existing: Duplex

Proposed: Raise/renovate existing duplex requiring D2 expansion non-conforming use variance

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, requested table to June 18, 2025 due to lack of members.

Tabled to 6/18/25; no renoticing

2. ZBA25-001 Daniel & Rosemary Folkes, Kurt & Mary Podlogar and John & Bonita Handershan, 5116-18 Haven Ave, Block 5105, Lot 17 C5116 & C5118, R-1-40 Zone

Existing: Duplex

Proposed: Construct 1st & 2nd floor decks requiring D2 expansion non-conforming use variance

Attorney: Avery Teitler, 618 West Ave, Ocean City, requested table to June 18 due to lack of members.

Tabled to 6/18/25; no renoticing

3. ZBA25-002 Whale Beach, 810 St. James Pl, Block 6, Lot 6, SPN 30/1950 Zone

Existing: Vacant

Proposed: New single family requiring dormer setback variance

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and proposed amendment to previously approved plan.

Professional(s): Christopher Halliday RA, of Halliday Architects, 728 West Ave, provided detailed information of proposed development and need for variance(s)/approval(s). The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 5-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded

4. ZBA25-006 Thomas & Mary Ellen McCloy, 147 Bay Ave, Block 111, Lot 1, NEN Zone

Existing: Single

Proposed: 2nd floor addition requiring north side yard to bldg, aggregate side yard and rear yard setback variances

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and proposed amendment to previously approved plan.

Professional(s): Christopher Halliday RA, of Halliday Architects, 728 West Ave, provided detailed information of proposed development and need for variance(s)/approval(s). The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public comment closed.

Granted 5-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded

Executive Session

Adjournment: 6:27 pm

Adopted: 6/18/25



JAIME M. FELKER, Certified Land Use Administrator