

**JUNE 18, 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. DeMarco, Mr. Gallagher, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: Mr. Buck, Mr. Geary

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: 5/21/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-002 Whale Beach; ZBA25-006 McCloy - those eligible to vote adopted unanimously.

Meeting was turned over to the Vice-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, provided introduction to application.

Professional(s): Andrew Bechtold, PP, RA, of Thomas/Bechtold, 599 Shore Rd, Somers Point, provided details of expansion and renovation and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Logue seconded; cost estimate to be prepared by Board Engineer.

2. ZBA25-005 Jane & Dale Drury, 1818 Wesley Ave, Block 1802, Lot 17.02, R-2-40 Zone

Existing: Duplex

Proposed: New duplex requiring lot width variance

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction of application.

Professional(s): Andrew Bechtold, PP, RA, of Thomas/Bechtold, 599 Shore Rd, Somers Point, provided details of proposed development and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 6-0, with conditions, Mr. Waddell made the motion, Mr. DeMarco seconded; Mr. Price recused himself; needs revisions, including but not limited to: see PP/PE report dated 5/12/25, max. architectural feature 18"; cost estimate to be prepared by Board Engineer.

3. **ZBA25-001 Daniel & Rosemary Folkes, Kurt & Mary Podlogar and John & Bonita Handerhan, 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, provided introduction of application.

Professional(s): Andrew Bechtold, PP, RA, of Thomas/Bechtold, 599 Shore Rd, Somers Point, provided details of proposed decks and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Opposing Attorney: Ray Went, of Nehmad, Davis & Goldstein, 4030 Ocean Heights Ave, Egg Harbor Twp, representing Dr. Rudy and Dr. Lori DePersia, provided information why application should be denied.

Opposing Witness(es): Byron Cotter, 5508-10 Central Ave, opposed to application; Dr. Rudy DePersia, 5122 Haven Ave, opposed to application; Dr. Lori DePersia, 5122 Haven Ave, opposed to application; John Coe, 5120 Haven Ave, opposed to application; Rosemarie Coe, 5120 Haven Ave, opposed to application; Philip Sartorio, PP/AICP, 331 W Herschel St, Egg Harbor, Chairperson recognized credentials, provided testimony why application should be denied; John DiDonato, 5136 Haven Ave, opposed to application; Michael Flanagan, 5130 Haven Ave, opposed to application; Paul Waldeier, 5126 Haven Ave, Opposed to application; Eugene Sager, 5124 Haven Ave, opposed to application; Richard Antczak, 5134 Haven Ave, opposed to application; Tina Waldeier, 5126 Haven Ave, opposed to application.

Opposing Exhibit(s): O1- aerial; O2- aerial; O3- street view 9/21; O4- street view 8/25; O5- rear yard; O6- view from 5122 Haven Ave; O7- rendering; O8- rendering; O9- view from 5120 Haven Ave; O10- rendering; O11- email.

Public comment: Bryan Powers, 5112 Haven Ave- in favor of application. Public closed.

Granted 6-1, with conditions, Mr. DeMarco made the motion, Mr. Logue seconded; Mr. Price voted in the negative; needs revisions, including but not limited to: see PP/PE report dated 3/8/25, f.a.r. to indicate 70%, 2 shade tree contributions; remove 3' southside (26'x8'); cable rails.

Adjournment: 8:42 pm

Adopted: 7/23/25


JAIME M. FELKER, Certified Land Use Administrator