

JULY 23, 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. DeMarco, Mr. Gallagher, Mr. Geary, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: None

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: 6/18/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-003 Sammaritano; ZBA25-001 Folkes; ZBA25-005 Drury - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

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

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 new duplex and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

D1 Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded.

C Granted 6-1, Mr. Buck made the motion, Mr. Waddell seconded, Mr. Buck voted in the negative; needs revisions, including but not limited to: see PP/PE report dated 5/21/25, zoning chart, roof plan, 2 shade tree contributions; HVAC on plan; cost estimate to be prepared by Board Engineer.

2. ZBA25-009 325 West LLC, 325 West Ave, Block 309, Lot 9, NB Zone

Existing: Commercial

Proposed: New single requiring D1 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 new single family 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. Buck made the motion, Mr. Waddell seconded; needs revisions, including but not limited to: see PP/PE report dated 6/5/25; zoning chart; cost estimate to be prepared by Board Engineer.

3. **ZBA25-007 David & Michelle Beyel, 29 Gardens Rd, Block 70.40, Lot 6, G40/3500 Zone**

Existing: Duplex

Proposed: New single requiring front yard setbacks to 1st & 2nd flr decks, building height, 2 curb cuts variances/waivers

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 new single family and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- neighborhood map; A2- height exhibit.

Public comment: Randi Freedman, 44 Gardens Rd, opposed to application; Michael Haeflein, 33 Gardens Rd, in favor of application; Bill Leighton, 30 Gardens Rd, in favor of application; June Palomba, 21 Nassau Rd, in favor of application; Barbara Leighton, 30 Gardens Rd, in favor of application. Public closed.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions, including but not limited to: see PP/PE report dated 6/3/25, retaining wall details, 3 shade tree contributions; remove cupola; easement to be extinguished; cost estimate to be prepared by Board Engineer.

Adjournment: 7:23 pm

Adopted: 8/20/25

9/17/25



JAIME M. FELKER, Certified Land Use Administrator