

SEPTEMBER 17, 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. Price, Mr. Waddell

Absent: Mr. Logue, 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: 7/23/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-008 DiMarzio; ZBA25-007 Beyel; ZBA25-009 325 West - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZBA25-012 John Zoll, 114 E 12th St, Block 1207, Lot 11, DB Zone**

Existing: Single family

Proposed: Raise/renovate existing single family requiring D2, D3, lot depth variances

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

Professional(s): Chris Halliday, of Halliday Architects, 728 West Ave, Ocean City, provided details of proposed renovation and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: Karlton VanTine, 116 E 12th St, had concerns about construction and sewer line. 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 8/21/25, label stepping stones, label bldg. line, ada ramp details, extend parking pad, move sewer line, either provide shade tree specs or 1 contribution in lieu of; need fees for "c" variance; water/sewer letter; cost estimate to be prepared by Board Engineer.

Adjournment: 6:30 pm

Adopted: 10/15/25



JAIME M. FELKER, Certified Land Use Administrator