

**OCTOBER 15, 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: 9/17/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-012 Zoll - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA25-013 Michael & Caron Vanaria, 2428 Wesley Ave, Block 2401, Lot 19, R-1-50 Zone

Existing: Single family

Proposed: First floor addition requiring aggregate side yard and building coverage variances

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

Professional(s): John Halbruner, PP/PE, of HDG, 701 West Ave, Ocean City, provided details of proposed addition. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 5-2, with conditions, Mr. Buck made the motion, Mr. Waddell seconded, Mr. Prove recused himself, Mr. Buck and Mr. Waddell voted in the negative; escrow to remain open for required pervious paver inspections.

Adjournment: 6:17 pm

Adopted: 11/19/25



JAIME M. FELKER, Certified Land Use Administrator