

**NOVEMBER 19, 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. Buck, Mr. DeMarco, Mr. Geary, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: Mr. Becker, Mr. Gallagher

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: 10/15/25 Meeting Minutes - those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-013 Vanaria - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZBA25-015 Stephen & Lisa Kettleberger, 4721 Central Ave, Block 4701.03, Lot 2, NEEL Zone

Existing: Single family

Proposed: Construct new single family requiring D4 f.a.r., D6 height, cupola height variances

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

Professional(s): Christina Amey, 761 Asbury Ave, Ocean City, provided details of proposed new single family, the "zoning" condition and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- NEEL zoning map; A2- tax map; A3- aerial; A4- zoning map.

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 10/31/25, zoning chart; Board Engineer to prepare cost estimate.

2. ZBA25-011 Louis Calzi & Virginia Poliwoda, 505 Gull Rd, Block 70.29, Lot 4, G50/5000 Zone

Existing: Single family

Proposed: Construct new single family requiring front and rear yard setback variances

Attorney: Jon Batastini, 3318A Simpson 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, the unique nature of the site and surrounding area and need for variance relief. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- 3rd parking space.

Public comment: None. Public closed.

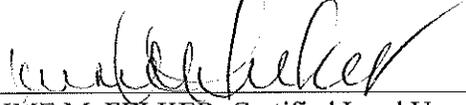
Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; needs revisions, including but not limited to: see PP/PE report dated 9/30/25, details of utility reconstruction; right side attic to be casement window; 1 shade tree contribution; escrow to remain open for required pervious paver inspections.

Executive session: The Board will reappoint EDA and appoint Elias Manos, Esq. for 2026.

Old Business: The Board thanked Mr. Stein for his service and happy retirement.

Adjournment: 7:18 pm

Adopted: 1/21/26



JAIME M. FELKER, Certified Land Use Administrator