

JANUARY 21, 2026
CITY OF OCEAN CITY
ZONING BOARD

REGULAR MEETING MINUTES

The Meeting was called to order at 7:00 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, Mrs. Schneider, and Mr. Waddell

Absent: Mr. Gallagher, Mr. Geary, Mr. Logue

Secretary report(s):

Adopt 11/19/25 Meeting Minutes: those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-011 Calzi, ZBA25-015 Kettlerberg, 2026 EDA Professional Service, 2026 Manos Law Firm Professional Service - those eligible to vote adopted unanimously.

Reorganization: Chairperson Michael Buck; Vice-Chairperson Richard Waddell; ZBEC Michael Buck & Richard Waddell, Mr. Geary alternate; Board Secretary: Jaime Felker; Official newspaper: Sentinel Ledger, Press, secondary (Mr. Waddell voted in the negative).

2025 Annual Report: those eligible to vote adopted unanimously.

2026 Annual Meeting Schedule (with revisions): those eligible to vote adopted unanimously.

Leo Manos was the Solicitor for the Board, Joseph Maffei was the Planner/Engineer for the Board and Jaime M. Felker was Secretary for the Board.

Meeting was turned over to the Solicitor.

New Business:

1. **ZBA24-013 1168 Building LLC, 1168 Boardwalk, Block 1101, Lot 14, ON-BD Zone**

Existing: Mixed use

Proposed: 2 story addition to existing structure requiring preliminary/final major site plan, D2 expansion existing non-conforming use approvals/variances/waivers

Adjourned to 3/18/26 due to lack of members; no renoticing required.

2. **ZBA24-017 Michael & Kathy Caruso, 3214 Haven Ave, Block 3205, Lot 14, R-2-40 Zone**

Existing: Duplex

Proposed: Addition requiring front yard setback to deck, side yard setback to porch variances/waivers

Attorney: None.

Witness(es): Michael Caruso, applicant, gave information for defective notice.

Professional(s): Edwin Howell, 9 Otter Dr, Egg Harbor Twp, comments about defective notice.

Applicant advised to get new certified 200' list, send certified letters to all, properly advertise notice of hearing in Sentinel. To be scheduled for 3/18/26.

Old Business: None.

Adjournment: 6:21 pm

Adopted: 3/18/26



JAIME M. FELKER, Certified Land Use Administrator