

**MARCH 18, 2026**  
**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. DeMarco, Mr. Gallagher, Mr. Geary, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

**Absent:** Mr. Becker, Mr. Buck

**Secretary report(s):**

**Adopt 1/21/26 Meeting Minutes:** 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.

Mr. Manos swore in Mr. Price

The meeting was turned over to Vice-Chairperson

**New Business:**

1. **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.

**Applicant:** Michael Caruso, applicant, provided details of proposed alteration and need for variance(s).

**Professional(s):** Edwin Howell, 9 Otter Dr, Egg Harbor Twp, provided details of proposed roof.

**Exhibit(s):** None.

**Public comment:** None. Public closed.

**Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Waddell seconded; needs encroachment license**

2. **ZBA25-019 OC Dev Group LLC, 2316-18 Simpson Ave, Block 2306, Lot 17, BW-1-40 Zone**

Existing: Vacant

**Proposed:** New construction requiring first floor elevation variance

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

**Professional(s):** Christopher Halliday, RA, of Halliday Architects, 728 West Ave, Ocean City, provided details of proposed new construction and variance. The chairperson recognized credentials.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** Gina Gallaher, 2321 Bay Ave, questions. Public closed.

**Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Logue seconded; needs revisions, including but not limited to: see PP/PE report dated 1/14/26, retaining wall details, tree specs, sidewalk spot elevations, fence details; cost estimate to be prepared by Board Engineer.**

3. **ZBA25-018 David & Lisa Rodak, 108-10 53<sup>rd</sup> St, Block 5305, Lot 2, OCHN Zone**

Existing: Single family

**Proposed:** After the fact front yard setback to porch, side yard to porch, building coverage, accessory structure setback to main bldg variances/waivers

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

**Professional(s):** Christopher Halliday, RA, of Halliday Architects, 728 West Ave, Ocean City, provided details of proposed addition and variances required. The chairperson recognized credentials.

**Witness(es):** None.

**Exhibit(s):** A1- aerial map; A2- before & after photos; A3- pre-existing HVAC.

**Public comment:** None. Public closed.

**Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Logue seconded; needs revisions, including but not limited to: see PP/PE report dated 1/14/26, zoning chart; HVAC to be compliant; escrow to remain open for required pervious paver inspections.**

**Old Business:** None.

**Adjournment:** 7:23 pm

**Adopted:** 4/15/26



JAIME M. FELKER, Certified Land Use Administrator