

**MAY 20, 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. Becker, Mr. Buck, Mr. DeMarco, Mr. Gallagher, Mr. Geary, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: None

Secretary report(s):

Adopt: 4/15/26 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-016 1168 Bldg, ZBA26-002 Ocean Front, ZBA26-001 Krieger - those eligible to vote adopted unanimously.

Professional Service Contract Conflict Engineer: Richard A. Alaimo Associates- appointed 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.

The meeting was turned over to Mr. Manos

New Business:

1. **ZBA26-004 Derek & Denise Pierce, 304 E Sebright Rd, Block 70.25, Lot 2, G45/5000 Zone**

Existing: Single family

Proposed: New inground pool requiring rear yard setback variance

Tabled to 6/17/26; no renoticing except online legal to correct publication

2. **ZBA26-006 John & Kathryn Taulane, 316 E Inlet Rd, Block 70.23, Lot 18, G45/5000 Zone**

Existing: Vacant

Proposed: New single family requiring rear yard setback to porch, building coverage approval(s)/variance(s)/waiver(s)

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

Professional(s): Mark Asher, of Asher Slaunwhite Partners, 115 West Ave, Ste 305, Jenkintown, PA, provided details of proposed porch and site conditions. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- 11 sheet render & plans.

Public comment: None. Public closed.

Granted 7-0, with conditions, Mr. Waddell made the motion, Mr. DeMarco seconded, Mr. Buck recused himself; needs revisions, including but not limited to: see PP/PE report dated 4/10/26, driveway apron details, curb details, street tree specs; lower structure if REAL not required; the Board Engineer will prepare cost estimate.

3. ZBA26-003 John & Kathleen McCann Trustees, 621 Battersea Rd, Block 70.31, Lot 1, G60/6000 Zone

Existing: Single family

Proposed: Porch addition requiring rear yard setback, building coverage, no gutters approval(s)/variance(s)/waiver(s)

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction of application and need for variance relief.

Professional(s): Kevin Greene, 1 Wyndam Way, Ocean View, provided details of addition and lot conditions. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: Ray Patella, 607 Battersea Rd, in favor of application. 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 3/25/26, zoning chart; ADA pad details; gutters on plan; the Board Engineer will prepare cost estimate.

Old Business: None.

Adjournment: 6:42 pm

Adopted: 6/17/26



JAIME M. FELKER, Certified Land Use Administrator