

APRIL 15, 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. Logue, Mr. Price, Mrs. Schneider

Absent: Mr. Geary, Mr. Waddell

Secretary report(s):

Adopt: 3/18/26 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA25-019 OC Dev, ZBA25-017 Caruso, ZBA25-018 Rodak- 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. Becker

The meeting was turned over to Chairperson

New Business:

1. **ZBA25-016 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 approval(s)/variance(s)/waiver(s)

Attorney: Jon Batastini, 3318 Simpson Ave, Ocean City, provided details of development.

Witness(es): Paul Levchuk, principal of 1168 Building LLC, provided details of proposed addition.

Professional(s): Christopher Halliday, RA, of Halliday Architects, 728 West Ave, Ocean City, provided details of proposed addition and need for variance relief. The chairperson recognized credentials.

Exhibit(s): A1- 8 photos of existing site; A2- rendering

Public comment: Henry Zepralka, 8 Franklin Dr, Somers Point, in favor of application; Scott Simpson, 10th & Boardwalk, in favor of application; Mark Benevento, 1132-34 Boardwalk, in favor of application; James Ford, 2009 Simpson Ave, in favor of application. Public closed.

Granted 7-0, with conditions, Mr. Buck made the motion, Mr. DeMarco seconded; needs revisions, including but not limited to: see PP/PE report dated 10/29/25, parking space designation, update zoning chart, height clarified, arcade noted on floor plan; deed restriction; encroachment license should be obtained.

2. ZBA26-002 Ocean Front Development Group LLC, 2904-06 Wesley Ave, Block 2901, Lot 18, R-O-2-50 Zone

Existing: Under construction duplex

Proposed: Under construction duplex requiring rear yard setback to pools variance

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

Professional(s): Andrew Bechtold, RA/PP, of Thomas/Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided details of proposed pools and site conditions. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. DeMarco seconded, Mr. Buck voted in the negative; needs revisions, including but not limited to: see PP/PE report dated 2/25/26, zoning chart, zoning map corrected; no development on Block 611.11, Lot 32.

3. ZBA26-001 Paul & Barbara Kreiger and John & Katherine Furst, 1833-35 Wesley Ave, Block 1801, Lot 3, R-2-50 Zone

Existing: New duplex

Proposed: New duplex requiring lot width, building coverage, impervious coverage variance (s)/waiver(s)

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction of application and need for variance relief.

Professional(s): Andrew Bechtold, RA/PP, of Thomas/Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided details of proposed new duplex and site conditions. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 6-1, with conditions, Mr. Buck made the motion, Mr. DeMarco seconded, Mr. Becker voted in the negated; needs revisions, including but not limited to: see PP/PE report dated 2/26/26, updated survey; the Board Engineer will prepare cost estimate.

Old Business: None.

Adjournment: 7:23 pm

Adopted: 5/20/26



JAIME M. FELKER, Certified Land Use Administrator