

**JUNE 17, 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. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: Mr. Gallagher, Mr. Geary

Secretary report(s):

Adopt: 5/20/26 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA26-006 Taulane, ZBA26-003 McCann - 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.

The meeting was turned over to Chairperson.

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

Attorney: Michael Lario, of Nehmad Davis Goldstein PC, 4030 Ocean Heights Ave, Egg Harbor Twp, provided introduction of application.

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

Witness(es): None.

Exhibit(s): A1- easement; A2- revised site plan.

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 3/23/26, zoning chart, pool equipment elevation, fence details; revise rear yard setback to 4'4 1/2".

2. **ZBA26-008 PD Management LLC, 3323 Simpson Ave, Block 3305, Lot 3, NB Zone**

Existing: Commercial

Proposed: Minor by-right subdivision requiring minor site plan, D1 use to construct new duplex on each lot approval(s)/variance(s)/waiver(s)

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, provided introduction of application.

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

Witness(es): None.

Exhibit(s): None.

Public comment: James Harris, 3312-14 Haven Ave, in favor of application; Frank Worrell, 3307 Simpson Ave, in favor of application; Fran Worrell, 3307 Simpson Ave, in favor of application; Maureen Boyle, 3301 Simpson Ave, in favor of application; Stephanie Tomlin, 3325 F Simpson Ave, in favor of application; Janice Meyer, 3325 C Simpson Ave, in favor of application; Denise Santella, 3325 D Simpson Ave, in favor of application; Patricia Frasier, 3328 Haven Ave, in favor of application. Public closed.

Minor by-right subdivision Granted 7-0, with conditions, Mr. Buck made the motion, Mr. Waddell seconded; D1 & Minor Site Granted 6-1, Mr. Buck made the motion, Mr. Waddell seconded, Mr. Buck voted in the negative; needs revisions, including but not limited to: see PP/PE report dated 5/12/26, confirmation of lot #s, coordinate base on plan, zoning hart, bulk requirements removed, file by plat; certification monuments set; tax map fee; service availability letters from all utilities lot specific; Board Engineer will prepare cost estimate.

Old Business: None.

Adjournment: 7:14 pm

Adopted: 7/15/26


JAIME M. FELKER, Certified Land Use Administrator