

JULY 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. DeMarco, Mr. Gallagher, Mr. Geary, Mr. Logue, Mr. Price, Mrs. Schneider, Mr. Waddell

Absent: Mr. Buck

Secretary report(s):

Adopt: 6/18/26 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA26-004 Pierce, ZBA26-008 PD Management - those eligible to vote adopted unanimously.

Leo Manos was the Solicitor for the Board, Carol Tutelian was the Planner for the Board and Jaime M. Felker was Secretary for the Board.

The meeting was turned over to Vice-Chairperson.

New Business:

1. ZBA26-009 June Palomba, 21 Nassau Rd, Block 70.40, Lot 5, G40/3500 Zone

Existing: Under construction single family

Proposed: Under construction single family requiring building coverage 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 covered porch requiring variance. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: David Beyel, 38 W 8th St, in favor of application; Bill Leighton, 30 Gardens Rd, in favor of application. Public closed.

Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Logue seconded.

2. **ZBA26-011 3829-31 Central Ave LLC, 3829-31 Central Ave, Block 3801, Lot 5, R-O-2-40 Zone**

Existing: Under construction duplex

Proposed: (if needed) New duplex requiring aggregate side yard, rear setback to building, rear setback to deck, building coverage, driveway curbcut length, impervious, parking in front yard approval(s)/waiver(s)/variance(s)

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

Professional(s): Andrew Bechtold, RA/PP, of Thomas/Bechtold Architecture & Engineering, 599 Shore Rd, Somers Point, provided details of proposed duplex development that exceeded allowable demolition requiring variances and waivers to finish construction. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- Google Earth alley of previous site; A2- aerial.

Public comment: Dave Liess, 3820 Wesley Ave, opposed to parking off alley; Katy Matthew, 3825 Central Ave, opposed to parking off alley; Gene Cichanowski, 3821 Central Ave, opposed to parking off alley; Linda Rohrer, 3833-35 Central Ave, opposed to parking off alley. Public closed.

Granted 7-0, with conditions, Mr. DeMarco made the motion, Mr. Waddell seconded; needs revisions, including but not limited to: see PP/PE report dated 6/10/26, sidewalk & apron details, HVAC on plans, retaining wall detail, 1 shade tree contribution; permeable paver details for driveway; parking to conform (6 spaces); add parking spaces in front; reduce impervious to max 72%; replace walkways with stepping stones; shall provide affidavit of online publication; Board Engineer will prepare cost estimate.

3. **ZBA26-010 3829-31 Central Ave LLC, 3829-31 Central Ave, Block 3801, Lot 5, R-O-2-40 Zone**

Existing: Under construction duplex

Proposed: Appeal of administrative Officer's decision pursuant to NJSA40:55D-70b

Attorney: Jon Batastini, 3318 A Simpson Ave, Ocean City, withdrawing application.

Attorney to submit letter of withdrawal.

Old Business: None.

Adjournment: 7:58 pm

Adopted: 8/17/26

JAIME M. FELKER, Certified Land Use Administrator