

**CITY OF OCEAN CITY  
ZONING BOARD AGENDA  
AUGUST 19, 2026**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, August 19, 2026 at 6:00 pm** in the **Howard S. Stainton Senior Center** located at **1735 Simpson Avenue**. The business noted below will be discussed and formal action may be taken:

**Flag Salute; Roll Call**

**Secretary report(s):**

**Adopt:** 7/15/26 Meeting Minutes

**Memorialize resolutions:** ZBA26-009 Palomba, ZBA26-011 3829 Central

**Reorganization**

**New Business:**

1. **ZBA26-005 GMRAAB LLC & GMKR LLC, 137 & 141-47 Haven Ave, Block 109, Lot 1, 1.01, 2, NEN Zone**  
Existing: School (Lot 1 & 1.01); Duplex (Lot 2)  
**Proposed:** New 2<sup>nd</sup> commercial structure requiring major preliminary/final site plan, D2 expansion non-conforming use, D1 use, rear yard setback to building & stairs, building coverage, impervious, # parking spaces (TBD) approval(s)/waiver(s)/variance(s)
2. **ZBA24-017 Daniel & Jamie Higgins, 800 Bridge Blvd, Block 70.68, Lot 13, G50/5000 Zone**  
Existing: Single family  
**Proposed:** Reapproval of new two-story addition requiring rear yard setback, building coverage, fence height, survey greater than 1 year variance(s)/waiver(s)/approval(s)
3. **ZBA26-012 Daniel Todd, 8 E Dundee Rd, Block 70.55, Lot 5, G50/5000 Zone**  
Existing: Single family  
**Proposed:** Alteration requiring front setback to porch, building coverage approval(s)/waiver(s)/variance(s)

**Old Business**

**Executive Session**

**Meeting Adjournment**

**Plans related to the agenda (if applicable) may be reviewed during regular business hours Monday – Friday at 115 12th Street.**

JAIME M. FELKER  
Certified Land Use Administrator

## **Meeting Procedures**

- Chairperson calls the meeting to order and announces the meeting has been advertised pursuant to P.L. 1975, c. 231 (C.10:4-6 to 10:4-21) also known as the “Open Public Meetings Act”;
  - Flag Salute and Roll Call;
  - Chairperson calls the first applicant to present their proposal. Following their presentation, the Chairperson requests comments and reports from the Board’s professionals. Board members ask questions of the applicant and the professionals;
  - Via Board Motion, the meeting is opened up for Public Comment;
  - Public comment is taken, and responded to as necessary;
  - Via Board motion, the public portion is closed;
  - Applicants summarize their case;
  - The Board, with assistance from their Attorney, frames a motion;
  - The motion is made and seconded, followed by discussion and fact findings;
  - The vote is taken to approve or deny.
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- It is the board’s intention to hear all of the applications scheduled.
  - The order of the agenda may be changed at the discretion of the chairperson.
  - In accordance with the rules and procedures of the board (25-900.2), no new applications will be called after 10:00 pm.
  - This meeting will be adjourned no later than 11:00 pm.
  - It is the custom of the board members to routinely visit the site requesting variance relief.