

AUGUST 19, 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. Logue, Mr. Price, Mrs. Schneider

Absent: Mr. Geary, Mr. Waddell

Secretary report(s):

Adopt: 7/15/26 Meeting Minutes- those eligible to vote adopted unanimously.

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

Reorganization: Mr. Price was unanimously appointed Chairperson.

The meeting was turned over to Chairperson.

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 2nd 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)

Attorney: Avery Teitler, 618 West Ave, Ocean City, requested table to next meeting and advised anyone there may go outside meeting room to speak with applicant architects.

Tabled to 9/23/26; no renoticing.

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, survey greater than 1 year variance(s)/waiver(s)/approval(s)

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed addition including adjoining neighbor already installed 6' fence with Mr. Higgins consent and lapse of previous approval.

Professional(s): John Halbruner, PE, of HDG, 4 Clermont Dr, Clermont, provided details of proposed alteration. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: None. Public closed.

Granted 6-0; Mr. DeMarco made the motion, Mr. Becker seconded; needs revisions, including but not limited to: see PP/PE report dated 6/30/26; remove "new 6' fence" reference(s) from plan.

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)

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about proposed alteration.

Professional(s): Mark Asher RA, of Asher Slaunwhite Partners, 115 West Ave, Jenkintown, PA, provided details of proposed front porch and irregular shaped lot. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- sheet V4.0 front rendering south; A2- sheet V4.01 front rendering west.

Public comment: None. Public closed.

Granted 6-0; Mr. DeMarco made the motion, Mr. Becker seconded; needs revisions, including but not limited to: see PP/PE report dated 6/18/26, zoning chart; porch materials to be brick; existing shower enclosure to be enclosed in cedar; bay window on west side moved up.

Old Business: None.

Adjournment: 6:37 pm

Adopted: 9/23/26

JAIME M. FELKER, Certified Land Use Administrator