

**CITY OF OCEAN CITY
ZONING BOARD AGENDA
SEPTEMBER 23, 2026**

A meeting of the **Ocean City Zoning Board** will be held on **Wednesday, September 23, 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: 8/19/26 Meeting Minutes

Memorialize resolutions: ZBA24-017 Higgins, ZBA26-012 Todd

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) (tabled from 8/19/26)
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)
2. **ZBA26-007 Elmwood Developers LLC, 3300-02 Simpson Ave, Block 3306, Lot 3 & 3.01, NB Zone**
Existing: Vacant
Proposed: Minor subdivision requiring D1 use, lot area, lot width & lot frontage approval(s)/waiver(s)/variance(s)
3. **ZBA26-013 Vincent & Kimberly Viney Rev Trust, 254 Bay Rd, Block 70.14, Lot 41.03, G60/6000 Zone**
Existing: Single family
Proposed: Interpretation of Ord. §25-107 definition of “impervious surface” and appeal of Administrative Officer’s decision pursuant to NJSA40:55D-70b

Old Business

Meeting Adjournment

Plans related to the agenda (if applicable) may be reviewed during regular business hours Monday – Friday at the Henry Knight bldg., 115 E 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.