

**SEPTEMBER 23, 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. Price, Mrs. Schneider, Mr. Waddell

Absent: Mr. Geary, Mr. Logue

Secretary report(s):

Adopt: 8/19/26 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZBA24-017 Higgins, ZBA26-012 Todd - those eligible to vote adopted unanimously.

Leo Manos was the Solicitor for the Board, Joseph Maffei was the Planner for the Board and Jaime M. Felker was Secretary for the Board; Randall Scheule, PP was conflict Planner, and William Long, PE, was conflict Engineer.

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 be determined.

Tabled TBD; renoticing required.

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

Attorney: Avery Teitler, 618 West Ave, Ocean City, provided introduction and details about requested interpretation of “impervious surface” and appeal of administrative officer for issuing violation for installed artificial turf.

Professional(s): George Wray Thomas, PE/PP, of Thomas/Bechtold, 599 Shore Rd, Somers Point, provided details of permeability of artificial turf. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): None.

Public comment: Matthew Lange, 258-62 Bay Rd, “looks fine;” David Kennedy, 222 Bay Rd, comments. Public closed.

Interpretation that by ordinance is considered pervious Denied 4-1, Mr. DeMarco voting in the affirmative; Mr. Gallagher recused himself.

Appeal of administrative officer violation Upheld 4-1, Mr. DeMarco voting in the negative, Mr. Gallagher recused himself.

Mr. Maffei left the meeting

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 depth approval(s)/waiver(s)/variance(s)

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

Professional(s): Jason Sciullo, PE/PPE, of Sciullo Engineering, 137 South New York Ave, Atlantic City, provided details of development and subdivision. Christopher Halliday, RA, of Halliday Architects, 728 West Ave, provided details of proposed development. The chairperson recognized credentials.

Witness(es): None.

Exhibit(s): A1- rendering.

Public comment: Maureen MacQuad, 135 Haven Ave, question about side yard setback; Fran Worrell, 3307 Simpson Ave, opposed to storefronts & in favor of application; Frank Worrell, 3307 Simpson Ave, in favor of application.. Public closed.

D1 Granted 6-0, Mr. DeMarco made the motion, Mr. Becker seconded; Subdivision Granted 6-0, Mr. DeMarco made the motion, Mr. Price seconded; needs revisions, including but not limited to: see PP report dated 6/12/26 & PE report dated 6/12/26, lot designations, Zoning report dated 4/15/26, sidewalk replacement details, condenser units, topo to be added, individual lot grading; guarentees waived.

Old Business: None.

Adjournment: 7:50 pm

Adopted: 10/21/26

JAIME M. FELKER, Certified Land Use Administrator