ENGINEERING DESIGN ASSOCIATES, P.A.
ENGINEERS ENVIRONMENTAL PLANNERS LANDSCAPE ARCHITECTS

REVIEW MEMORANDUM #1

DATE:	September 24, 2020
TO:	Ocean City Zoning Board
FROM:	Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #:	OC-166Z
OCEAN CITY APP. #:	ZBA 20-015
MEETING DATE:	**TBD**
RE:	Block 308, Lot 7 337 West Avenue
APPLICATION TYPE:	Variance Application
APPLICANT:	Diamante Homes, LLC
ZONE:	Neighborhood Business Zone (NB)
PLANS PREPARED BY:	Design Land Surveying and George Wray Thomas, PE, PP, RA

Sheet	Description	Prepared By	Date	Latest Rev. Date
---	Zoning Plan	Design Land Surveying	8/11/20	---
ZB-1	Top Sheet	George Wray Thomas, PE, PP, RA	8/25/20	---
ZB-2	Plot Plan & Details	George Wray Thomas, PE, PP, RA	8/28/20	---
ZB-3	Elevations	George Wray Thomas, PE, PP, RA	8/28/20	---
ZB-4	Floor Plans	George Wray Thomas, PE, PP, RA	8/28/20	---

The following additional documents were reviewed:

- Zoning Board Application dated 9/9/20;
- Correspondence from Mark H. Stein, Esq dated 9/16/20;
- Memorandum from Lt. Brian Hopely dated 9/10/20;
- Report from the Ocean City Construction Office dated 9/9/20;
- Report from the Ocean City Zoning Office dated 9/14/20;
- Report from the Ocean City Municipal Engineer dated 9/10/20; and
- Report from the Ocean City Shade Tree Office dated 9/23/20.

Cambridge Professional Offices
5 Cambridge Drive, Ocean View, New Jersey 08230
PHONE: (609) 390-0332 • FAX: (609) 390-9204

3. The minimum required lot depth is 90' as per Section 25-205.4.5 footnote (4)(b). The Zoning Chart shall be revised.

4. One street tree is required as per Section 25-1700.38.12 and one street tree is proposed. The proposed tree is included on the approved list.

5. The existing concrete sidewalk along West Avenue is proposed to be replaced.

6. All public improvements proposed are along West Avenue which is County Route 619. The applicant shall contact the Cape May County Engineer for a Road Opening Permit.

7. Provide copies of any outside agency approvals.

8. Any plan revisions as required from any approval must be completed.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Ken Jones, Zoning Officer
Mark H. Stein, Esq.
Avery Teitler, Esq., Applicant's Attorney
Diamante Homes, LLC, Applicant
George Wray Thomas, PE, PP, RA
Thomas Tolbert, PLS
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

Picture 2
View of northerly side yard from West Avenue on 9/24/20

ENGINEERING DESIGN ASSOCIATES, P.A.

Picture 4
View of southerly side yard from West Avenue on 9/24/20

TEITLER & TEITLER, LLC
ATTORNEYS AT LAW
618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226
(609) 814-9995
FAX (609) 398-4017

SEP 9 '20 RCVD

September 9, 2020

VIA HAND DELIVERY
Jaime Felker, Secretary
Zoning Board of Adjustment for Ocean City
Henry Knight Building
115 12th Street
Ocean City, New Jersey 08226

RE: 337 West Avenue
Lot: 7, Block: 308

Dear Mrs. Felker:

I herewith enclose the Application of Diamante Homes, LLC, contract purchaser of the above Property, for "D(1)" use variance relief. The Applicant is proposing to construct a new two-family dwelling on the Property that will comply with all bulk requirements.

The Property is an interior lot located in the Neighborhood Business (NB) zone. "D(1)" variance relief is required because two-family dwellings are not permitted in this zone (without a commercial unit on the first floor). It is important to note that the existing structure on the Property is a non-conforming structure that has many bulk non-conformities. The proposed two-family dwelling will correct all of the existing bulk non-conformities. In addition, the height of the building will be over three (3) feet lower than the maximum, the building coverage will be 36% less than the maximum and the impervious coverage will be 15% less than permitted. No CAFRA or DEP Wetlands permits are required for this project. Please note that Vick Luis Bolanos is the sole member of the Applicant.

Enclosed please find a check in the amount of $2,000.00 and six (6) copies of the Application with attached Variance Plan prepared by George Wray Thomas. Also attached, please find the 200-foot list, confirmation of paid taxes, plat requirements and a sealed survey drawn by Design Surveying.

I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

cc: Mandi Buker (via email only with enclosures)
Andrew Bechtold (via email only with enclosures)

enclosures

CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2496

PART II

DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: **ZONING BOARD APPLICATION** XX **PLANNING BOARD APPLICATION** _____

A. Applicant's Name DIAMANTE HOMES, LLC

Applicant's Mailing Address 18 GEORGETOWN ROAD, WRIGHTSTOWN, NJ 08562

***Applicant's E mail Address** mandi@easternce.com

Phone Number (Home) (609) 723-0500 (Work) _____

Owner's Name JANE D. WILSON

Owner's Mailing Address 123 READING AVENUE, WOODBINE, NJ 08270

Relationship of applicant to owner (i.e. same person, tenant, agent, ***purchase under contract*** or other)
(Circle one)

Location of Premises 337 WEST AVENUE
(Street address)

Block(s) 308 Lot(s) 7 **Zone** NB
(Tax Map reference)

B. Description the application: USE VARIANCE RELIEF TO CONSTRUCT A NEW TWO-FAMILY DWELLING

C. Please check the type(s) of approvals requested:

- ☐ Minor Subdivision ☐ Major Subdivision ☐ "C" Variance ☒ "D" Variance
- ☐ Preliminary Site Plan ☐ Final Site Plan ☐ Conditional Use ☐ Appeal
- ☐ Interpretation ☒ Use Variance ☐ Minor Site Plan ☐ Amendment

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115 12th Street
OCEAN CITY, NJ 08226
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D. Request is hereby made for permission to (*erect*, alter, convert, use) CONSTRUCTION OF A NEW TWO-FAMILY DWELLING.

1) Said property is: 30 FEET BY 90 FEET
(Give dimensions and area)
and has the following structures: ONE STORY COMMERICAL STRUCTURE

2) **Size and setbacks of existing building: TO BE DEMOLISHED**

Width of building: 22.2' +/- Length of building: 66.1' +/-

Height: 4.0' +/- FROM ZFE Stories: 1

Front: 4.0' Rear: 19.9'

Side: 3.9' Side: 3.9'

% Building Coverage: 54.3 % Impervious Surface Coverage: 75.6

3) **Size and setbacks of proposed building and/or addition:**

Width of building: 22.0' Length of building: 57.5'

Height: 26.67' FROM ZFE Stories: 2

Front: 10' Rear: 22.5'

Side: 4.0' Side: 4.0'

% Building Coverage: 38.9 % Impervious Surface Coverage: 74.8

4) Date property acquired and prevailing zoning at time of acquisition: UNDER CONTRACT, SAME ZONE

5) Has there been any previous appeal, requests or applications to this or any other City Boards, Construction Official, or other City Official involving these premises? YES:____ NO:_____

UNKNOWN

"If yes, state the nature, date and the disposition of said matter include a copy of the Resolution, a copy of the building permit or any other pertinent information previously submitted"

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6) When variance approvals are requested:
   a. Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance. **SEE ATTACHED.**
   b. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. **SEE ATTACHED**

7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement) FRAME

Present use of existing building(s) and premises: ONE STORY COMMERICAL STRUCTURE

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 0 & 2

Existing and proposed square footage of professional office: N/A

Existing and proposed gross floor area: 1,452.00 +/- & 2,530 +/-

Existing and proposed parking spaces: 2 EXISTING & 2 PER UNIT

Existing and proposed number of lots: 1 & 1

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: TWO FAMILY DWELLING

Facilities for solid waste and recyclables. YES

A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used: GEORGE WRAY THOMAS, 599 SHORE ROAD, SOMERS POINT, NJ 08244, 609-927-5050

8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336.

(If applicable, attach list)

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ESCROW FEES SUBMITTED

FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates, of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

> The amounts specified for escrow deposits are estimates, and it is recognized additional escrow fees may be necessary in particular applications. In the event that more than the amount specified for escrow is required in order to pay the reasonable costs incurred, the applicant, shall prior to being permitted to move forward in the approval procedure, or prior to being permitted to move forward in the approval procedure, or prior to obtaining Certificates of Occupancy for any portion of the application project, pay all additional required sums.

.....

I have read Section 25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection of these fees.

Please Print Clearly

LUIS BOLANOS (609) 723-0500
(Name) (Daytime Phone)

18 GEORGETOWN ROAD, WRIGHTSTOWN, NJ 08562
(Billing Address)

Attorney for Applicant 9/3/2020
(Signature) (Date)

Note: The application will be deemed **incomplete** if all information above is not fully completed.

CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
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AVERY S. TEITLER, ESQ. Being duly sworn
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

Signature of Applicant/Attorney

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this 8th day of September, 2020.

(Signature of property owner)

123 READING AVENUE, WOODBINE, NJ 08270
(Address)

609-602-3430
(Telephone Number)

Sworn and subscribed before me:

This 8th day of September 2020

Signature of Person authorized to take oaths - Notary

NICOLE MAYFIELD
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 26, 2025

CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2496

PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST
(Please submit with your application document)

NAME OF APPLICANT: DIAMANTE HOMES, LLC

NAME OF OWNER: JANE D. WILSON

NAME OF PROFESSIONAL(S): GEORGE WRAY THOMAS

Required Documents

a) One original & 5 copies of the application WITH the completed Checklist X

b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance X

c) Required Application Fees as set forth in Chapter XXX of the City Code X

d) Copy of CAFRA application or written explanation of why one isn't needed N/A

e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed N/A

f) Current signed and sealed Survey of property (less than 1 year old) X

g) Other submittals required by Board Professionals (if any) N/A

h) Written description and justification for Waivers & Variances X

i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). X

j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date X

k) (For Subdivisions only) A Certificate of Title N/A

ANSWERS TO QUESTION 6 (a) and (b)

The Applicant, contract purchaser of the subject Property seeks use variance relief to construct a new two-family dwelling on the Property. The Applicant requires a "D(1)" variance for the proposed project because two-family dwellings are not a permitted use in the Neighborhood Business zone without a commercial unit on the first floor of the building. The Property current contains a structure with several bulk non-conformities. The proposed new dwelling will comply with all bulk requirements for the zone.

As the Board is aware, the New Jersey Municipal Land Use law requires that an applicant requesting a "D(1)" variance show "(1) that 'special reasons' exist for the variance and (2) that the variance 'can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and the zoning ordinance'." Cerdel Constr. Co., Inc. V. East Hanover Tp., 86 N.J. 303, 307 (1981), quoting N.J.S.A. 40:55D-70d.

Special reasons exist for the granting of the use variance. The overwhelming majority of the properties in the "300" block of West Avenue contain solely residential dwellings. The majority of the residential properties are two-family dwellings that will be similar to the proposed building. This will provide a level of conformity and harmony to the neighborhood. Therefore, the Property is particularly suited for the proposed development. In addition, the building on the Property is in disrepair and is not code or flood compliant. The contemplated building will provide a significant aesthetic improvement to the Property and create a substantially more desirable, code compliant structure.

In addition to showing that "special reasons" exist for the granting of the "D" variance, the Applicant also believes that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. These tests require the Board to engage in a balancing of the zoning benefits versus the zoning harms. As stated above, the existing structure contains numerous bulk non-conformities, all of which will be eliminated. This will not create any detriment to the public good, let alone a substantial detriment. On the contrary, there will be zoning benefits achieved by approving the Application that are enumerated herein. These zoning benefits, including creating neighborhood conformity and improving bulk non-conformities, will have a positive effect on the zone plan, zoning ordinance and the neighbors. Therefore the negative criteria is satisfied.

THE CITY OF OCEAN CITY
TAX ASSESSMENT OFFICE
861 ASBURY AVE, RM 107
OCEAN CITY, NJ 08226
609-525-9374 (TELE #)
609-391-0650 (FAX #)

APPLICANT JANE D WILSON % AVERY TEITLER, ESQ

BLOCK NUMBER 308

LOT NUMBER 7

PROPERTY LOCATION 337 WEST AVE

I HEREBY CERTIFY THAT THE ATTACHED LIST IS A TRUE COPY OF THE OWNERS OF RECORD AS INDICATED BY THE CORRESPONDING BLOCK AND LOT ON THE TAX MAP OF THE CITY OF OCEAN CITY. 1,2

DATE 9/3/20

Joseph Elliott
Tax Assessor

1. This report was developed using digital data from the Civil Solutions Geographic Information System. This report is a secondary product and has not been verified by Civil Solutions.

2. The attached report was developed using digital data from the Civil Solutions GIS system to establish the properties that fall within the 100 foot criteria or the 200 foot criteria. In addition, the owner names, address, etc. (as defined by the 100' criteria or the 200' criteria) data was taken from the Vital Municipal Tax Assessor Report Generator. The information contained in the attached report is subject to the accuracy limitations of said programs and subject to the accuracy of the information contained therein as of the date of the report generation.

CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
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FORM B

REQUEST FOR ADDRESSES WITHIN 200'

Submit to Tax Assessment Office
(861 Asbury Avenue)

Applicant DIAMANTE HOMES, LLC

Block: 308

Lot: 7

Property Address: 337 WEST AVENUE

I authorize the Tax Assessor's Office to compile a listing of property owners and mailing addresses located within a 200-foot radius of the above-mentioned property.

Authorized Signature

RECEIVED
SEP - 3 2020
TAX ASSESSMENT OFFICE

Please call me when the list is complete at: 609-814-9995

Please mail the list to the following address:

AVERY S. TEITLER, ESQ.

618 WEST AVENUE, SUITE 201

OCEAN CITY, NJ 08226 (F) 609-398-4017

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPARTMENT
10 TANSBORO RD. FLR 2
BERLIN, NJ 08009

CAPE MAY COUNTY MUNICIPAL UTILITIES AUTHORITY
ATTN: CORPORATE SECRETARY,
1523 RT. 9 NORTH
CAPE MAY COURT HOUSE, NJ 08210

NEW JERSEY AMERICAN WATER CO.
ATTN: JAMES RUNZER, MANAGER
3215 FIRE RD.
EGG HARBOR TOWNSHIP, NJ 08234-5857

COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE.
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING BOARD AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH N.J.S.A. 40:55D-12

Rev: 7/2019

ADJACENT PROPERTY LISTING APPLICANT: TEITLER PAGE 1
TAXING DISTRICT 08 OCEAN CITY COUNTY 05 CAPE MAY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
307 4 C1	349-51 ASBURY AVE	2	GIBBS, JOHN H JR 413 GLENDALE CIRCLE SPRINGFIELD, PA	19064
307 4 C2	349-51 ASBURY AVE	2	ATKINSON, ROBERT & CAROLE 11 JOANNE DR ASTON, PA	19014
307 4.01 C1	345-47 ASBURY AVE	2	LAGG, ROBERT T 345 ASBURY AVE OCEAN CITY, NJ	08226
307 4.01 C2	345-47 ASBURY AVE	2	FRITCHMAN, BENJAMIN & NYDIA 1739 CLEARVIEW RD COPLAY, PA	18037
307 5	341-43 ASBURY AVE OB307 L310	2	RYBICKI, JAMES E & LINDA M 343 ASBURY AVE OCEAN CITY, N J	08226
307 6 C1	337-39 ASBURY AVE OB307, L308	2	FARHAT, MOUSSA & PATRICIA 111 SHARLOW DR WALLINGFORD, PA	19086
307 6 C2	337-39 ASBURY AVE OB307, L308	2	FARHAT, MOUSSA & PATRICIA 111 SHARLOW DR WALLINGFORD, PA	19086
307 6.01 C1	333-35 ASBURY AVE OB307, L308	2	VASSIE, JOHN B & MAUREEN 11 MERION TERR COLLINGSWOOD, NJ	08108
307 6.01 C2	333-35 ASBURY AVE OB307, L308	2	MC CULLOUGH, MADELYN J 335 ASBURY AVE OCEAN CITY, NJ	08226
307 7 C1	329-31 ASBURY AVE OB307 L304	2	BANACH, MICHAEL J II & ELIZABETH 857 MEDWAY RD PHILA, PA	19115
307 7 C2	329-31 ASBURY AVE OB307 L304	2	MCINTYRE, THOMAS & MARYANN 331 ASBURY AVE OCEAN CITY, NJ	08226
307 8 C1	327A&B ASBURY AVE OB307 L302	2	OLEY, JOSEPH A & GINA M 327 ASBURY AVE OCEAN CITY, NJ	08226
307 8 C2	327A&B ASBURY AVE OB307 L302	15F	MORRISSEY, MICHAEL & ANTONETTE 327 ASBURY AVE OCEAN CITY, NJ	08226
308 1	303 FOURTH ST OB308 L94A	2	DAVIDOV, MARK 303 FOURTH ST OCEAN CITY, NJ	08226
308 2	305 FOURTH ST OB308,L94.B,96B	2	DOUGAN, EMILY 305 FOURTH ST OCEAN CITY, NJ	08226
308 3 C1	353-55 WEST AVE OB308 L92	2	GIAMBALVO, JOSEPHINE ANN 19 FOUNTAYNE LN LAWRENCEVILLE, NJ	08648
308 3 C2	353-55 WEST AVE OB308 L92	2	MCDONALD, JAMES J 20 KINGSTON TERRACE DR PRINCETON, NJ	08540
308 4	349 WEST AVE OB308 L90	4A	WILSON, PHILLIP 1580 RT 50 PETERSBURG, NJ	08250

ADJACENT PROPERTY LISTING APPLICANT: TEITLER

TAXING DISTRICT 08 OCEAN CITY COUNTY 05 CAPE MAY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
308 5	345 WEST AVE OB308 L88	4A	WENCE, ADELE E 109 LEAP STREET EGG HARBOR TWP, NJ 08234
308 6	341 WEST AVE OB308 L86	1	BDJDJ LLC PO BOX 95 OCEAN CITY, NJ 08226
308 7	337 WEST AVE OB308 L84	4A	WILSON, JANE D 123 READING AVE TUCKAHOE, NJ 08270
308 8.01 C1	333-35 WEST AVE OB308 L8	2	ALTOBELLI, THOMAS J & MARY ANNE 52 CHAMBER LN COLUMBUS, NJ 08022
308 8.01 C2	333-35 WEST AVE OB308 L8	2	EVANS, ROBERT M 335 WEST AVE 2ND FL OCEAN CITY, NJ 08226
308 8.02 C1	329-31 WEST AVE OB308 L8	2	AMBER, EDWARD G III & DEGRAFF, JESS 900 DENSTON RD THOROFARE, NJ 08086
308 8.02 C2	329-31 WEST AVE OB308 L8	2	PERALTA, FRANK & NANCY 76 LAURA DR GILLETTE, NJ 07933
308 9	325 WEST AVE OB308, L78	4A	BELOTSERKOVSKAIA, MARGARITA 13 ROBERTS AVE MARMORA, NJ 08223.1445
308 9.01	321 WEST AVE OB 308, L76	2	JRCJ, LLC 1838 WESLEY AVE OCEAN CITY, NJ 08226
308 10	309 WEST AVE OB308,L74	2	K AND N INVESTMENTS LLC 749 LANDS END DR LONGBOAT KEY, FL 34228
308 11	307A&B WEST AVE OB308 L72	1	RJGVB LIMITED LIABILITY COMPANY 19 INDEPENDENCE DR SHIPPENSBURG, PA 17257
308 12 C1	305A&B WEST AVE OB308 L70	2	MYERS, LAWRENCE & MEGGAN 2001 SANDSTONE TERRACE PHOENIXVILLE, PA 19460
308 12 C2	305A&B WEST AVE OB308 L70	2	CASTRO, MICHAEL C & CLARE E 1583 WASHINGTON LN WEST CHESTER, PA 19382
308 17	310 ASBURY AVE OB308 L293	2	BERNARDINI, RICHARD A & JOANNE H 310 ASBURY AVE OCEAN CITY, NJ 08226
~~308 18~~	~~312-14 ASBURY AVE OB308 L295~~	~~2~~	~~RJB RVOLUTION LLC 310 ASBURY AVE OCEAN CITY, NJ 08226.~~
308 18 C1	312 ASBURY AVE OB308 L295	2	BINDER, ROBERT C & LINDA A 300 STRATFORD AVE HADDON TOWNSHIP, NJ 08108
308 18 C2	314 ASBURY AVE OB308 L295	2	TOMLINSON, JOHN & NICOLE 314 ASBURY AVE OCEAN CITY, NJ 08226
308 19 C316	316-18 ASBURY AVE OB308 L297	2	RYAN, GREGORY & ANGELA T 48 RICKLAND DR SEWELL, NJ 08080

ADJACENT PROPERTY LISTING APPLICANT: TEITLER

TAXING DISTRICT 08 OCEAN CITY COUNTY 05 CAPE MAY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
308 19 C318	316-18 ASBURY AVE OB308 L297	2	SCHNEIDER, BRIAN & LAUREN 219 FERGESON AVE FRANKLINVILLE, NJ 08322
308 20 C1	320-22 ASBURY AVE OB308 L299	2	YUST, JOHN J 1931 MCKEAN ST PHILA, PA 19145.2804
308 20 C2	320-22 ASBURY AVE OB308 L299	2	FORESO, JOHN JOSEPH TRUSTEE ETAL 2898 MELANIE LN OAKTON, VA 22124
308 21 C324	324-26 ASBURY AVE OB308 L301	2	ROONEY, NANCY & EDWARD 254 MORRISON AVE STATEN ISLAND, NY 10310
308 21 C326	324-26 ASBURY AVE OB308 L301	2	LINNEHAN, FRANCIS X & KATHLEEN B 254 UXBRIDGE DR CHERRY HILL, NJ 08034
308 22 C328	328-30 ASBURY AVE OB308 L303	2	PARTENHEIMER, WAYNE & DEBORAH 244 WINDSOR AVE HADDONFIELD, NJ 08033
308 22 C330	328-30 ASBURY AVE OB308 L303	2	ECKENRODE, JOHN E & BARBARA J 9714 WYNMILL RD PHILA, PA 19115
308 22.01	332 ASBURY AVE OB308,L303	2	GROSS, KATHLEEN F & RICHARD J 332 ASBURY AVE OCEAN CITY, NJ 08226
308 23 C1	334 ASBURY AVE OB308 L307	2	PELAGATTI,BARRY M&JACQUELINE DOYLE- 6 GOUGE BLVD WEST GROVE, PA 19390
308 23 C2	336 ASBURY AVE OB308 L307	2	DEVINE, DAVID & ROBYN A 336 ASBURY AVE OCEAN CITY, NJ 08226
308 24 C1	340-42 ASBURY AVE OB308 L309	2	CONBOY, MATTHEW & GAIL 1116 CONCORD AVE DREXEL HILL, PA 19026
308 24 C2	340-42 ASBURY AVE OB308 L309	2	QUAGLIERO, STEVEN & KATHLEEN P 6 FRANKLIN CT SOUTHAMPTON, NJ 08088
308 25 C1	346A&B ASBURY AVE OB308 L311	2	TAVANI, MICHAEL J & LAUREN 232 ELM ST HADDONFIELD, NJ 08033
308 25 C2	346A&B ASBURY AVE OB308 L311	2	WATTENMAKER, FRED & BARBARA 104 STEPHEN DR DOWNINGTOWN, PA 19335
308 26 C1	348-50 ASBURY AVE OB308 L313	2	PINO, ROBERT J & CARR, SANDRA L 1045 N HIGH ST HADDON HEIGHTS, NJ 08035
308 26 C2	348-50 ASBURY AVE OB308 L313	2	GIKNIS, JOHN A & ELAINE R 94 WINDOVER LANE DOYLESTOWN, PA 18901
308 27 C1	352-54 ASBURY AVE OB308,L315	2	FRASER, RYAN K & JESSICA 132 SQUIRE HILL RD MONTCLAIR, NJ 07043
308 27 C2	352-54 ASBURY AVE OB308,L315	2	ILAOA, SETH KUKI & BONSALL, KIERSTE 352-354 ASBURY AVE #2 OCEAN CITY, NJ 08226

ADJACENT PROPERTY LISTING APPLICANT: TEITLER PAGE 4
TAXING DISTRICT 08 OCEAN CITY COUNTY 05 CAPE MAY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
308 27.01 C1	356 ASBURY AVE OB308 L317	2	FEINSTEIN, ZACHERY SHANE 2222 CENTRAL AVE #A3 OCEAN CITY, NJ 08226
308 27.01 C2	358 ASBURY AVE OB308 L317	2	DRABOUSKI, CHRISTOPER W &CEROTTI, J 1921 NORTH ST PHILA, PA 19130
308 28 C1	360-62 ASBURY AVE OB308 L319	2	PRITCHARD, MARGARET L 360 ASBURY AVE 1ST FL OCEAN CITY, NJ 08226
308 28 C2	360-62 ASBURY AVE OB308 L319	2	TALESE, IONE E 628 WEST AVE OCEAN CITY, NJ 08226
309 9 C1	312-14 WEST AVE OB309 L71	2	KELLEY, BRADLEY J & JUDITH A 312 WEST AVE OCEAN CITY, NJ 08226
309 9 C2	312-14 WEST AVE OB309 L71	2	SPENCE, JEFFREY C & JOAN L 24 SPRING RD BOYERTOWN, PA 19512
309 10 C1	316-18 WEST AVE OB309 L73	2	MILLER, CHARLES G & DAWN M 4 COLUMBIA DR MARLTON, NJ 08053
309 10 C2	316-18 WEST AVE OB309 L73	2	JUELG, DIANA N 318 WEST AVE OCEAN CITY, NJ 08226
309 11.01 C1	324A&B WEST AVE	2	BEVACQUA, ANDREW SR &DIANE M,TRSTEE 2506 S 17TH ST PHILA, PA 19145
309 11.01 C2	324A&B WEST AVE	2	LANCIANO, ELLEN 325 WESTWOOD DR WEST DEPTFORD, NJ 08096
309 11.02 C1	326A&B WEST AVE	2	BRAUN, DALE F JR & BRENDA 326A WEST AVENUE OCEAN CITY, NJ 08226
309 11.02 C2	326A&B WEST AVE	2	MAKAILA, MICHAEL T & MICHELLE K 300 DOE RUN HARLEYSVILLE, PA 19438
309 11.03 C1	328A&B WEST AVE	2	US BANK NA TRUST 1661 WORTHINGTON RD #100 WEST PALM BEACH, FL 33409
309 11.03 C2	328A&B WEST AVE	2	WATSON, JOHN A & ANNETTE 11 OAK DR STRATFORD, NJ 08084
309 12 C1	332-34 WEST AVE OB309, L81	2	CAMPO,TINA LYNN & ALLEN,ROBERT BRAD 182 ALEKSANDER LN MOUNT ROYAL, NJ 08061
309 12 C2	332-34 WEST AVE OB309, L81	2	LARSON, ROBERT J & JULIE A 31 BEECHWOOD DR MORRISTOWN, NJ 07960
309 12.01 C1	336-38 WEST AVE OB309, L83	2	STEPP, KELLY & KRIVULKA, WILLIAM J 82 SHARON DR RICHBORO, PA 18954.1055
309 12.01 C2	336-38 WEST AVE OB309, L83	2	BAKER, CURTIS 338 WEST AVE OCEAN CITY, NJ 08226

ADJACENT PROPERTY LISTING APPLICANT: TEITLER

TAXING DISTRICT 08 OCEAN CITY COUNTY 05 CAPE MAY

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
309 13.01 C1	340-42 WEST AVE OB309 L91/85	2	MAIKNER, EMIL & ANNA MARIE 639 CHARETTE RD PHILADELPHIA, PA 19115
309 13.01 C2	340-42 WEST AVE OB309 L91/85	2	GARDINER, ROBERT & STEPHANIE 5 MILLSTONE WAY WARETOWN, NJ 08578
309 13.02 C1	344-46 WEST AVE OB309 L91/85	2	MOORE, ROBERT F JR & NOREEN FRANCES 11 QUARTERTURN RD EAST LEVITTOWN, PA 19057
309 13.02 C2	344-46 WEST AVE OB309 L91/85	2	RAMELLA, KAREN & KENSICKI, JAMES PO BOX 707 SKIPPACK, PA 19474
309 13.03 C1	348-50 WEST AVE OB309 L91/85	2	GOLDWORTHY, JOHN H & LAURETTA P 728 BUTTERCUP DRIVE WARMINSTER, PA 18974
309 13.03 C2	348-50 WEST AVE OB309 L91/85	2	SHUSTER, JOSEPH E & GAIL F 612 JAMIE CIRCLE KING OF PRUSSIA, PA 19406
309 14.01 C1	352-54 WEST AVE OB309 L13	2	DANIEL, VICTOR 352 WEST AVE OCEAN CITY, NJ 08226
309 14.01 C2	352-54 WEST AVE OB 309 L13	2	SU,DAI-SHI & WAN, BANG-LIN 1424 RINGNECK LOOP DRESHER, PA 19025
309 14.02 C1	356-58 WEST AVE OB309 L13	2	MARTINI, DONALD & BARBARA 2505 SOUTHWOOD DR VINELAND, NJ 08361
309 14.02 C2	356-58 WEST AVE L-13 B309 L91/85	2	CARTER, RICHARD LEE &SUSAN GOLDMAN- 2901 BELMONT AVE ARDMORE, PA 19003
309 14.03 C1	360A,B,C WEST AVE OB309 L13,14	4A	HQ INVESTMENTS, LLC 1336 ASBURY AVE OCEAN CITY, NJ 08226
309 14.03 C2	360A,B,C WEST AVE OB309 L13,14	2	KLUCK, JEFFREY & HOLLY 84 PAPE DR ATLANTIC HIGHLANDS, NJ 07716
309 14.03 C3	360A,B,C WEST AVE OB309 L13,14	2	GABRIEL, NICHOLAS J & KATIE N 360 WEST AVE #C OCEAN CITY, NJ 08226

CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2496

PART VI - FORMS

FORM A

CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

TO BE COMPLETED BY APPLICANT AND RETURNED TO THE TAX COLLECTION OFFICE

NAME: JANE D. WILSON

BLOCK: 308 LOT: 7

STEEET ADDRESS: 337 WEST AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 9/3/20

Taxes paid through 9/30/20 3rd quarter 20 20

Remarks:

Terence D Graff 9/3/20

Terence Graff
Tax Collector

Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

AVERY S. TEITLER, ESQ.
618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226 (F) 609-398-4017

CITY OF OCEAN CITY
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OCEAN CITY, NJ 08226
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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: **Diamante Homes LLC**

NAME OF OWNER: **Phillip Wilson**

BLOCK: **308** LOT: **7** ADDRESS: **337 West Ave**

a. *General Requirements.* The plan for a variance shall be drawn at a scale of not less than twenty feet (20') to the inch, with North oriented to the top of the page, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application. **X**

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines). **X**

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Variance Plan." **X**
2. Tax map sheet, block and lot designation. **X**
3. Street address. **X**
4. Name of the applicant and owner. **X**
5. Date (of original and all revisions). **X**
6. Name, signature, address and license number of the professional who prepared the plan. **X**

c. *Detailed Information.*

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all such streets and any zone district boundaries and City boundary which is within five hundred feet (500') of the subject parcel. **X**

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the City. **X**

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3. A portion of the current Ocean City Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of--way of each street within two hundred feet (200') of the subject parcel. X

4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements. X

5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines. X

6. All proposed private and public easements or rights-of-way and the purposes thereof. X

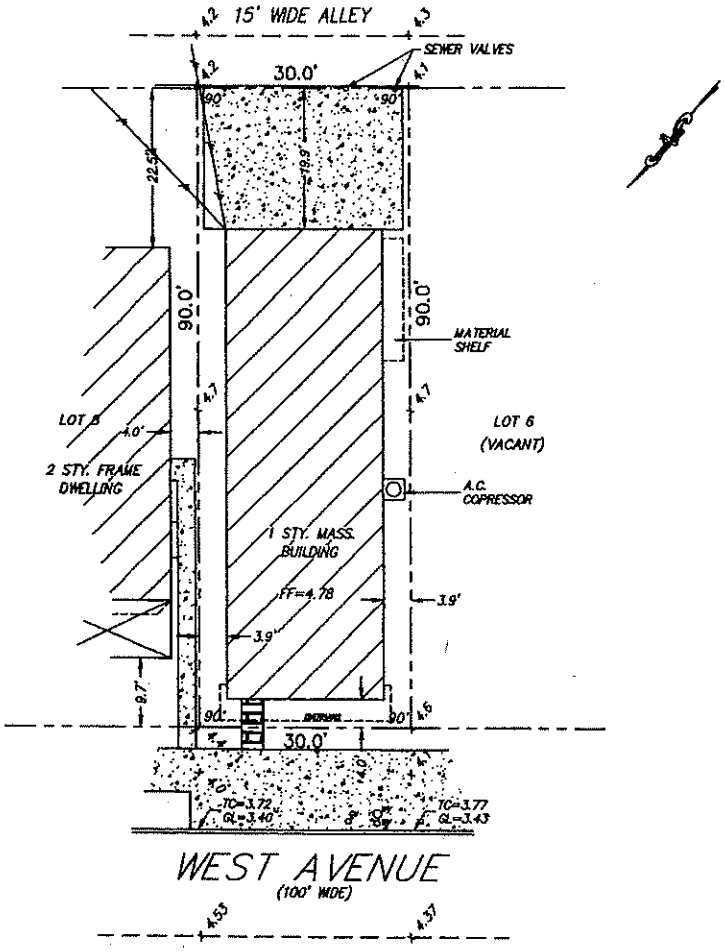
7. North arrow. X

8. Written and graphic scales. X

9. All required endorsements or certifications and space for the appropriate signatures. X

10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey. **Attorney**

11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application. X



- NOT FOR CONVEYANCE. USE OF THIS PLAN BY ANY OTHER PERSON (ENTITY) OTHER THAN LISTED BELOW AS "ISSUED TO" OR USE OF THIS PLAN FOR ANY OTHER REASON THAN CITY ZONING BOARD APPLICATION, SHALL VOID PLAN
- THIS PLAN IS NOT A GUARANTEE OF OWNERSHIP
- BEING LOT 7, BLOCK 308, TAX MAP OF THE CITY OF OCEAN CITY (FOR INFORMATION PURPOSES ONLY)
- SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN OF SURVEY UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT AND AN ACCURATE ABSTRACT ON ALL LOTS AFFECTED BY, OR ADJOINING TO, THE PROPERTY IN QUESTION.
- NO ATTEMPT WAS MADE TO LOCATE THE UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.
- SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.

ISSUED FOR CITY PERMIT USE ONLY

Design Land Surveying P.A.

P.O. Box 667 Turnersville, N.J. 08012

Toll Free Phone 1-800-418-9373

Phone (856) 374-1134 - Fax (856) 589-0246

DATE	08/11/20
SCALE	1"=20'
DRN:	TNT

SURVEY NO. 2008005

ZONING PLAN	SITUATE IN:
337 WEST AVENUE	CITY OF OCEAN CITY CAPE MAY COUNTY NEW JERSEY

ISSUED TO: CITY OF OCEAN CITY

THOMAS N. TOLBERT
PROFESSIONAL LAND SURVEYOR
N.J. LIC. GS 38608