

**RICHARD A. CARLUCCI, ESQUIRE  
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Ocean City, New Jersey 08226  
(609) 399-6900  
Attorneys for the Ocean City Planning Board**

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IN THE MATTER OF THE APPLICATION  
OF OCEAN PNC LLC FOR  
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION APPROVAL,  
AND VARIOUS WAIVER APPROVALS  
FOR BLOCK 607, LOT 17

OCEAN CITY PLANNING BOARD  
APPLICATION NO. PBA 25-010  
**DECISION AND RESOLUTION**

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### **BACKGROUND OF DECISION AND RESOLUTION**

1. OCEAN PNC LLC. ["Applicant"] is the contract purchaser of certain lands and premises located in the City of Ocean City known as Block 607, Lot 17 as shown on the current official tax map for the City of Ocean City, New Jersey commonly known as 112 Sixth Street, Ocean City, New Jersey ["Property"].

2. The Applicant has made application to the Ocean City Planning Board for **(i) preliminary and final major subdivision approval** to subdivide the Property into four (4) fully conforming lots (proposed corner Lot 17.01 and proposed interior Lots 17.02 through 17.04) for residential development of single family homes which is located in the NEN, North End R1 Neighborhood Zone, proposed Lot 17.01 having a lot frontage and lot width of 44.00 feet and a lot depth of 115.00 feet and a total lot size of 5,060.00 square feet, and proposed Lots 17.02 through 17.04 each having a lot frontage and lot width of 42.00 feet and a lot depth of 115.00 feet and a total lot size of 4,830.00 square feet; **(ii) a design waiver for a landscaping plan and (iii) completeness waivers.**

3. The application to the Ocean City Planning Board as aforesaid was deemed complete and a public hearing in respect of the aforesaid application was held before the Ocean City Planning Board on February 4, 2026.

**WITNESSETH**

**NOW, THEREFORE**, the Ocean City Planning Board based upon the exhibits submitted and the analysis by the Planner for the Ocean City Planning Board, Randall E. Scheule, A.I.C.P. & P.P. [“Planner”] and the Engineer for the Ocean City Planning Board, David S. Scheidegg, P.E., P.P., C.M.E. [“Engineer”] and the testimony presented makes the following findings of fact:

1. Paragraphs 1 through 3 set forth above in the Background of Decision and Resolution are incorporated by this reference as if specifically set forth herein at length; all appropriate applications have been filed; all required application fees have been (or will be) paid; and, all notices required by law have been given.

2. The Applicant has submitted and the Planner and Engineer have reviewed the plans and documents identified and delineated by the Planner in the Planner’s Report dated January 15, 2026 [“Planner’s Report”] all of which are incorporated by this reference as if specifically listed herein at this place and identified and delineated by the Engineer in the Engineer’s Report dated January 13, 2026 [“Engineer’s Report”] all of which are incorporated by this reference as if specifically listed herein at this place. The Planner’s Report is attached to this Decision and Resolution as Exhibit A and expressly made a part hereof and the Engineer’s Report is attached to this Decision and Resolution as Exhibit B and expressly made a part hereof.

3. The Applicant was represented by Avery Teitler, Esquire at the time of public hearing. Mr. Teitler presented the Applicant's application for preliminary and final major subdivision approval and request for a design waiver for a landscaping plan and completeness waivers in respect of the Property. The Property is located in the NEN, North End R1 Neighborhood Zone and is identified as Block 607, Lot 17 as shown on the current official tax map for the City of Ocean City, New Jersey. The street address of the Property is 112 Sixth Street, Ocean City, New Jersey. Mr. Teitler indicated that it was the Applicant's intention to subdivide the Property into four (4) fully conforming lots (proposed corner Lot 17.01 and proposed interior Lots 17.02 through 17.04) for residential development of single family homes which is located in the NEN, North End R1 Neighborhood Zone, proposed Lot 17.01 having a lot frontage and lot width of 44.00 feet and a lot depth of 115.00 feet and a total lot size of 5,060.00 square feet, and proposed Lots 17.01 through 17.04 each having a lot frontage and lot width of 42.00 feet and a lot depth of 115.00 feet and a total lot size of 4,830.00 square feet. Further, the Applicant seeks design waiver and completeness waiver approval.

Jon J. Barnhart, P.E. & P.P. was the first witness to testify in respect of the application. Mr. Barnhart is a professional engineer and a professional planner and was recognized by the Ocean City Planning Board as an expert. Mr. Barnhart is the engineer and the professional planner engaged by the Applicant in respect of the preliminary and final major subdivision approval and request for design and completeness waiver approval for the Property. Mr. Barnhart provided a general description of the Property and the proposed preliminary and final major subdivision for the Property. Mr. Barnhart provided an overview of the project development. Mr. Barnhart provided a

neighborhood overview where the Property was located. He testified that a ballfield is across the street from the Property and an asphalt parking area is in front of the building located on the Property. The building on the Property is currently a warehouse which is near the end of its useful life. He confirmed that the Property was located in the NEN, North End R1 Neighbor Zone. He testified that the project development site would be subdivided into four (4) fully conforming lots. He testified that the subdivided lots will be sold as vacant lots only. He opined that the development when completed would benefit the neighborhood and community, improve drainage and would be an aesthetic improvement for the neighborhood.

No variances were required or requested for the project development. The subdivision requested by the Applicant is a “By-right” subdivision. Checklist waivers were requested by the Applicant.

During and upon completion of Mr. Barnhart’s testimony, he addressed questions from Ocean City Planning Board Members.

4. Comments from the Planner were received consistent with Planner's Report. The Planner’s Report was received by the Ocean City Planning Board. Comments from the Engineer were received consistent with the Engineer’s Report. The Engineer’s Report was received by the Ocean City Planning Board. The Applicant will comply with (i) the Planner’s Report and (ii) the Engineer’s Report, as agreed by Applicant’s counsel, Mr. Teitler. If necessary, the subdivision plan will be revised to show all changes thereto consistent with the foregoing and all the representations and agreements placed on the record by the Applicant’s counsel and the Applicant at the public hearing on February 4, 2026.

5. Upon completion of Mr. Teitler's presentation on behalf of the Applicant, receipt of the Planner's Report and the Engineer's Report, and receipt of comments by the Planner and the Engineer, the meeting was then opened to the public. There was no public comment.

6. Upon conclusion and closing of the public portion of the meeting, there was further discussion and deliberation by the Ocean City Planning Board.

**NOW, THEREFORE,** the Ocean City Planning Board hereby makes the following conclusions of law based upon the foregoing findings of fact. The Applicant has made application to the Ocean City Planning Board for **(i) preliminary and final major subdivision approval** to subdivide the Property into four (4) fully conforming lots (proposed corner Lot 17.01 and proposed interior Lots 17.02 through 17.04) for residential development of single family homes which is located in the NEN, North End R1 Neighborhood Zone, proposed Lot 17.01 having a lot frontage and lot width of 44.00 feet and a lot depth of 115.00 feet and a total lot size of 5,060.00 square feet, and proposed Lots 17.02 through 17.04 each having a lot frontage and lot width of 42.00 feet and a lot depth of 115.00 feet and a total lot size of 4,830.00 square feet; **(ii)** a design waiver for a landscaping plan and **(iii)** completeness waiver **approval**.

Based upon the application, plans and documents, reports, and testimony, including the expert opinions furnished by Mr. Barnhart, the Ocean City Planning Board finds that the Applicant **has met** the minimum requirements of the Municipal Land Use Law, case law and the Ocean City Zoning and Land Development Ordinance so as to grant the relief requested.

**NOW, THEREFORE, BE IT RESOLVED** by the Ocean City Planning Board on February 4, 2026 that the application made by the Applicant, OCEAN PNC LLC requesting land use approvals is determined as follows: **(i) preliminary and final major subdivision approval** to subdivide the Property into four (4) fully conforming lots (proposed corner Lot 17.01 and proposed interior Lots 17.02 through 17.04) for residential development of single family homes which is located in the NEN, North End R1 Neighborhood Zone, proposed Lot 17.01 having a lot frontage and lot width of 44.00 feet and a lot depth of 115.00 feet and a total lot size of 5,060.00 square feet, and proposed Lots 17.02 through 17.04 each having a lot frontage and lot width of 42.00 feet and a lot depth of 115.00 feet and a total lot size of 4,830.00 square feet; (ii) a design waiver for a landscaping plan and, **(iii) completeness waiver approval** are **APPROVED AND GRANTED.**

**IT IS FURTHER RESOLVED** that the above approvals all as aforesaid are **GRANTED** with and subject to the following terms and conditions:

A. Prior to the issuance of any construction permit, reimburse the City of Ocean City for all professional fees and other expenses incurred by the City of Ocean City as a result of processing Applicant's application in accordance with the Ocean City Zoning and Land Development Ordinance.

B. The Applicant will comply with the Planner's Report and the Engineer's Report.

C. The Applicant shall comply with all the representations and agreements placed on the record by the Applicant's counsel, professionals, and/or other representatives at the time of public hearing on February 4, 2026.

D. The Applicant shall obtain the approval of all other municipal, county, state or federal agencies or boards having jurisdiction over the proposed site plan in respect of the Property, including but not limited to approval from the Cape-Atlantic Soil Conservation District, if necessary.

E. The Applicant shall cause all plans and documents to be revised consistent with the above referenced conditions and all of the representations and agreements placed on the record by the Applicant's counsel, professionals, and/or other representatives at the time of public hearing on February 4, 2026.

F. The Applicant shall comply with Article 1600 of the Ocean City Zoning and Land Development Ordinance in respect of Guarantees and Improvement Procedures.

G. The checklist waivers identified in the Planner's Report and the Engineer's Report are granted. The Applicant's request for a design waiver from submission of a landscape plan requirement is likewise granted.

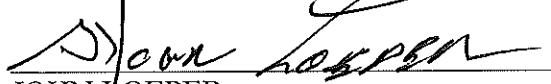
H. If applicable, the Applicant (or future owner) shall satisfy the legal requirements of § 25-1900 (Affordable Housing Development Fees) for any development on the Property.

I. The Applicant shall comply with all provisions of the Ocean City Zoning and Land Development Ordinance, including without limitation § 25-1500.7.3 thereof, and any and all other municipal, county, state, or federal laws or regulations relating or applicable to the proposed project development at the Property.

This Decision and Resolution was adopted upon a motion, to be considered in the affirmative to approve the Applicant's request for land use approvals

as aforesaid, made by Ocean City Planning Board Member Adams and seconded by Ocean City Planning Board Member Sheppard on February 4, 2026 [“Adams Motion”]. The vote on the Adams Motion was nine (9) in favor of and zero (0) against with Ocean City Planning Board Members, Adams, Vanderschuere, Sheppard, Allegretto, Barnes, Bekier, Halliday, Stell, and Loeper all voting in the affirmative.

OCEAN CITY PLANNING BOARD




JOHN LOEPER,  
CHAIRPERSON

Dated: 3/11/26

**CERTIFICATION**

I, JAIME M. FELKER, Secretary to the Ocean City Planning Board, do hereby certify that the foregoing Decision and Resolution was duly adopted at the meeting of the Ocean City Planning Board held on February 4, 2026 memorialized herein pursuant to N.J.S. 40:55D-10 g. (2) on March 11, 2026.



JAIME M. FELKER,  
Secretary, Ocean City Planning Board



SCHUELE

PLANNING SOLUTIONS, LLC

*Community Development*

*Municipal Planning*

*Master Plans*

*Zoning Codes*

*Redevelopment*

**PLANNER'S REPORT**

To: City of Ocean City  
Planning Board Members

From: Randall Scheule, PP/AICP  
Planning Board Planner

Date: January 15, 2026

Zone: North End Neighborhood Zone

RE: **PBA 25-010, Ocean PNC, LLC (R1)**  
**Owner: 6<sup>th</sup> & Haven, LLC**  
Block 607, Lot 17; 112 Sixth Street  
Public Hearing – Preliminary & Final Major Subdivision

**Introduction.**

This report is provided to assist the Planning Board in its consideration of the above referenced application and is limited to planning issues. Engineering and legal issues shall be reviewed by the Board Engineer and Board Solicitor, respectively. The comments and recommendations contained herein are based on my review of the information provided to date including the development application, the Ocean City Master Plan, the Zoning and Development Code and such other sources as may be noted.

Any resubmission addressing the issues identified in this report shall be accompanied by a point-by-point letter responding to all items, with revisions on the plans *clouded or highlighted* to indicate changes.

**Plans and Documents.**

The following plans and documents constituting the above development application have been reviewed and provide the basis for the comments and recommendations which follow.

- Response letter to John Loeper from Jon Barnhart, December 22, 2025
- Letter of transmittal to Jaime Felker from Avery Teitler, November 6, 2025
- City of Ocean City Development Application w/attachments, November 6, 2025
- Certificate of Title, November 5, 2025
- Confirmation of Paid Taxes, October 9, 2025

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Block 607, Lot 17; 112 Sixth Street

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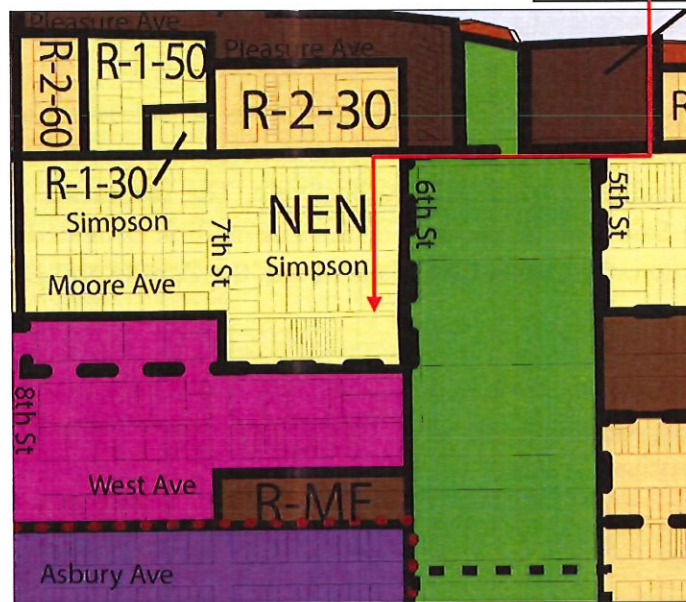
- Confirmation of new addresses, October 9, 2025
- Major Subdivision plans (7 sheets), Arthur Ponzio Co., October 29, 2025, last revised December 22, 2025
- Ocean City Engineer's office report, November 14, 2025
- Ocean City Construction office report, November 17, 2025
- Ocean City Zoning Officer report, November 21, 2025

Development Proposal.

Applicant is requesting Preliminary and Final Major Subdivision approvals to create four (4) new lots from one existing (Block 607, Lot 17, 112 Sixth Street). The four new lots front Haven Avenue and are to be improved with single-family homes. No development is proposed by this application. The Property Survey indicates the site is improved with a 1-story warehouse. The subject site is located in the North End Neighborhood (NEN) Zone.

Zoning Map

Block 607, Lot 17



PBA 25-010, Ocean PNC, LLC

Owner: 6<sup>th</sup> & Haven, LLC

Block 607, Lot 17; 112 Sixth Street

Public Hearing - Preliminary & Final Major Subdivision

Completeness.

25-1500.7.2 Preliminary Plat Requirements

i. Contours.

1. Existing one foot (1') interval contours based on North American Vertical Datum (NAVD88) shall be shown extending a minimum of twenty-five feet (25') beyond the boundary of the tract in question and shall be certified. The source of elevation datum base shall be noted. If contours have been established by aerial photography, a check profile shall be made on the boundary line of the tract and certified by a New Jersey licensed land surveyor. A site bench mark shall be noted on the plat. Waiver

2. Ninety percent (90%) of elevations interpolated from contour lines will be within one-half (1/2) the contour interval when referred to the nearest bench mark. All spot elevations shall be to the nearest one-tenth foot (.1') and accurate to within three-tenths of a foot (.3'). Waiver

3. Ninety percent (90%) of all planimetric features shown on the map will be within one-fortieth inch (1/40") of their true position and no planimetric features will be out of true position more than one-twentieth inch (1/20") as map scale when referenced to the nearest field-established station. A statement of compliance and/or a complete statement concerning any areas of noncompliance with this requirement shall be placed on the tentative plat. Waiver

o. The existing system of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage. Waiver

s. Preliminary utility layouts showing methods of connection and sources of service. Prior to public hearing for preliminary subdivision plat, the developer shall provide written certification that he has contacted the involved servicing utility companies and has received their detailed specific installation standards. It will be the developer's responsibility to then integrate the various design standards and achieve optimum coordinated design. Waiver

v. Preliminary On-Site Grading and Drainage Plan.

1. The preliminary plat shall show or be accompanied by a preliminary grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage including the approximate proposed grading contours at one foot (1') intervals, Datum shall be N.G.V.D. and the source of datum shall be noted. Waiver

2. The plan shall outline the approximate area contributing to each inlet. Waiver

PBA 25-010, Ocean PNC, LLC

Owner: 6<sup>th</sup> & Haven, LLC

Block 607, Lot 17; 112 Sixth Street

Public Hearing – Preliminary & Final Major Subdivision

3. All proposed drainage shall be shown with preliminary pipe type and sizes, invert elevations, grades, and direction of flow, the direction of flow of all surface waters and all water courses shall be shown. Waiver

4. The preliminary grading and drainage plan shall be accompanied by drainage calculations made in accordance with standards set forth in §§ 25-1700.33 – 25-1700.33.8 of this Ordinance. Waiver

5. Preliminary plans and profiles of streets shall be shown indicating storm drains and utilities including any drainage components not presented in the street profiles. Waiver

w. Preliminary Off-Site Drainage Plan. The preliminary plat shall also be accompanied by a preliminary off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown. Waiver

2. Pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, shall be shown with elevations of inverts, pipe types, and sizes or other appropriate physical data for open or nonpipe conduits. Waiver

3. To the extent that information is available and may be obtained from the County or City Engineer(s). Any existing plans for drainage improvements shall be shown. Waiver

4. In the event a temporary drainage system is proposed, tentative plans of that system shall be shown. Waiver

x. Soils Engineers Report. A preliminary Soils Engineers Report shall be prepared by a N.J. Professional Engineer. The number of borings, depths, and boring locations shall be as specified by the Soils Engineer and approved by the Board Engineer. The Preliminary Soils Engineers Report shall include:

1. Standard Penetration Resistance boring data to a depth of stable soil conditions. Waiver

2. Sufficient laboratory testing to determine preliminary consolidation and settlement information. Waiver

3. Preliminary recommendations to include bulkhead design, utility installation and stabilization, soil consolidation methods, preliminary road and pavement design, and such other information as may be required by the Board Engineer. Waiver

4. The Preliminary Report shall be the basis for further borings, laboratory testing, and a Final Report shall accompany the final plat, if required by the Board Engineer. Waiver

PBA 25-010, Ocean PNC, LLC  
 Owner: 6<sup>th</sup> & Haven, LLC  
 Block 607, Lot 17; 112 Sixth Street  
Public Hearing – Preliminary & Final Major Subdivision

bb. The number, location, and species of all proposed trees, shrubs, and/or ground cover plant materials and planting details of same. Waiver

**25-1500.9.2 Final Plat Requirements.**

a. General Requirements. A final plat may, for all or any portion of an approved preliminary plat, be submitted to the Planning Board within three (3) years of the date of approval of the preliminary plat. Requirements set forth in this Ordinance for preliminary plats shall apply to final plats with the addition of the specific additional requirements set forth herein.

f. Lot and block numbers shown on the final plat shall conform to the City Tax Map (or proposed revisions thereof) and shall be obtained by the applicant's engineer and/or surveyor from the City Tax Assessor. Proposed house numbers shall also be obtained from the City Tax Assessor and shall be shown encircled on the final plat. Waiver

The application may be deemed complete, subject to approval of the above-noted waivers.

**Zoning Conformance**

| Zone Standard         | Zoning Requirement     | Existing Condition | Proposed Condition                            | Variance Required? |
|-----------------------|------------------------|--------------------|---|--------------------|
| Use                   | Single-family Dwelling | Warehouse          | Single-family Dwellings (future)              | No                 |
| Minimum Lot Area      | 4,000 SF               | 19,550 SF          | 17.01 – 5,060 SF<br>17.02-.04 – 4,830 SF      | No                 |
| Minimum Lot Frontage  | 40 FT                  | 115 FT             | 17.01 – 44 FT<br>17.02-.04 – 42 FT            | No                 |
| Minimum Lot Width     | 40 FT                  | 115 FT             | 17.01 – 44 FT<br>17.02-.04 – 42 FT            | No                 |
| Minimum Lot Depth     | 100 FT                 | 170 FT             | 115 FT  | No                 |
| Minimum Front Setback | 10 FT                  | 3.42 FT            | 10 FT   | No                 |
| Minimum Side Setback  | 5 FT                   | 0.75 FT<br>5.63    | 17.01 – 6 FT <sup>1</sup><br>17.02-.04 – 5 FT | No                 |
| Minimum Side          | 11 FT                  | 6.38 FT            | 17.01 – 16 FT <sup>1</sup>                    | No                 |

<sup>1</sup> The subdivision plan appears to assign two front yards to proposed 17.01, when in fact, the front yard is adjacent to Haven Avenue; the yard adjoining Sixth Street is a side yard.

PBA 25-010, Ocean PNC, LLC  
 Owner: 6<sup>th</sup> & Haven, LLC  
 Block 607, Lot 17; 112 Sixth Street  
Public Hearing - Preliminary & Final Major Subdivision

|  |                     |               |                     |    |
|--|---------------------|---------------|---------------------|----|
| Yard Aggregate                           |                     |               | 17.02-.04 - 11 FT   |    |
| Minimum Rear Setback                     | 28.75 FT            | 3.96 FT       | 28.75 FT            | No |
| BFE (NAVD88)                             | NA                  | 9 FT          | 9 FT                | NA |
| Maximum Building Ht. (BFE+ 1 FT = 10 FT) | 30 FT               | Not indicated | ≤ 30 FT             | No |
| Maximum FAR                              | 84                  | 73            | ≤ 84                | No |
| Maximum Building Coverage                | 35%                 | 72.5%         | < 35%               | No |
| Maximum Impervious Coverage              | 60%                 | 84.7%         | < 60%               | No |
| Minimum Off-street Parking Spaces        | As required by RSIS | Not indicated | As required by RSIS | No |

Aerial Image



PBA 25-010, Ocean PNC, LLC  
Owner: 6<sup>th</sup> & Haven, LLC  
Block 607, Lot 17; 112 Sixth Street  
Public Hearing - Preliminary & Final Major Subdivision

Review Comments.

1. The four proposed lots are in conformance with the NEN zoning requirements as noted in the above chart.
2. §25-1500.9.8. Combined Preliminary and Final Major Subdivision Approval. An applicant may require and the Planning Board may consent to accept an application for development for combined preliminary and final major subdivision approval provided that:
  - a. The proposed development is not to be constructed in sections or stages.
  - b. The applicant pays the application fees and provides all submissions required for both preliminary and final applications.
  - c. Any notice of hearing requirements applicable to the preliminary plat stage are complied with.
  - d. The applicant consents to the time limits for action by the Board to be the greater of the limits set for either preliminary or final approval.
  - e. The Board is satisfied that the scope of the project is not so large or so complex as to require the additional review time which separate applications would provide.

Any approval granted by the Planning Board or such combined application shall confer upon the applicant all the rights set forth in this section for final approval.

3. §25-1700.10.1. Curbing shall be constructed on both sides of all streets shown on all major subdivisions.

New curb proposed along the entire project frontage.

4. §25-1700.28.1. Sidewalk construction shall be required on both sides of all streets within a development and entirely around the perimeter of all cul-de-sacs. Where the development abuts an existing street, the sidewalk shall be constructed only on that side.

New sidewalk is proposed adjacent all street frontage.

5. §25-1700.38.8. Tracts being developed for the construction, reconstruction or enlargement of two (2) or more residential lots shall submit a landscaping plan to the Approving Authority by the owner/developer.

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Public Hearing - Preliminary & Final Major Subdivision

Approval of a design waiver is requested.

- Review of site grading, stormwater, utilities and drainage is deferred to the Planning Board Engineer.

**Conditions of Approval (Preliminary Major Subdivision).**

§ 25-1500.7.3 - Any approval of an application for development for a preliminary plat of a major subdivision by the Planning Board or Board of Adjustment shall be subject to the following conditions being satisfied prior to the signing of the plat:

| <b><u>Conditions of Preliminary Major Subdivision</u></b>   | <b><u>Status</u></b> |
|---|----------------------|
| Submission of additional prints of the plat map and attachments for distribution, if required.  | <u>Pending</u>       |
| Preliminary Cape May County Planning Board approval (if not previously granted).  | <u>NA</u>            |
| Preliminary New Jersey Water Company - Shore District Sewerage Service availability letter  | <u>Pending</u>       |
| Publication of a notice of the decision of the Board by the Administrative Officer (Planning Board or Board of Adjustment Secretary) within the time set forth in Section 25-900.8 of this Ordinance. | <u>Pending</u>       |
| Any other conditions which may be imposed by the Board or may be required by Federal, State, County or municipal law.   | <u>Pending</u>       |
| A condition setting forth the time within which all conditions must be satisfied as described in § 25-900.10.   | <u>Pending</u>       |
| The Board may also condition its preliminary approval upon the applicant providing for certain revisions or additions on the final plat submission.   | <u>Pending</u>       |
| Rectify any outstanding financial obligation to the City of Ocean City.   | <u>Pending</u>       |

**Conditions of Approval (Final Site Plan).**

§ 25-1500.9.3 - Any approval of an application for development of a final plat of a major subdivision shall be subject to the following conditions being satisfied within a period of time specified by the Planning Board or Board of Adjustment, prior to the signing of the plat of issuance of a development permit.

| <b><u>Conditions of Final Major Subdivision</u></b>  | <b><u>Status</u></b> |
|--|----------------------|
| Payment of any outstanding real estate taxes.  | <u>Satisfied.</u>    |
| Submission of additional prints of the plat map and attachments for distribution, if required. | <u>Pending</u>       |

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|  |                |
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| Publication of a notice of the decision of the Board by the Administrative Officer (Planning Board or Board of Adjustment Secretary) within the time set forth in Section 25-900.7 of this Ordinance.  | <u>Pending</u> |
| Final Cape May County Planning Board approval (if not previously obtained).  | <u>Pending</u> |
| Final New Jersey Water Company - Shore District Sewerage Service availability letter.  | <u>Pending</u> |
| Final Atlantic Electric Company, N.J. Natural Gas Co., New Jersey Bell Telephone and cable television company service agreement.   |                |
| Certification of Soil Erosion and Sediment Control Plans (if not previously obtained).   | <u>Waiver</u>  |
| Fire Department approval (if not previously obtained).   | <u>Pending</u> |
| Certification of approval of plans for drainage or watercourse diversions by the State of New Jersey, Department of Environmental Protection, where required.  | <u>NA</u>      |
| Granting of a N.J.D.E.P. Coastal Area Facilities Review Act (CAFRA) Permit (where required).   | <u>NA</u>      |
| Approval of any required riparian and/or tidelands grants or licenses.   | <u>NA</u>      |
| Granting of any required construction permits.   | <u>Pending</u> |
| Posting of required performance guarantees.  | <u>Pending</u> |
| Payment of required inspection fees.   | <u>Pending</u> |
| Evidence of a comprehensive general liability insurance policy in an amount not less than three hundred thousand dollars (\$300,000.00) per occurrence indemnifying and saving harmless the City and its agencies, employees and agents from any liability for any acts of the developer or his agents, contractors or employees in implementing of the approved site plan. The insurance policy shall provide for ten (10) days' notice to the City prior to cancellation.<br>It shall be a violation of this Ordinance for any property owner, developer or builder to carry on the construction of the site without having a current valid evidence of insurance on file. | <u>Pending</u> |
| Any other conditions, which may be imposed by the Board or may be required by Federal, State, or local law.  | <u>Pending</u> |
| A condition setting forth the time within which all other conditions must be satisfied as described in Section 25-900.10.  | <u>Pending</u> |
| Satisfactorily address all conditions of preliminary approval.   | <u>Pending</u> |
| Rectify any outstanding financial obligation to the City of Ocean City   | <u>Pending</u> |
| Certification from the Tax Assessor for the proposed block and lot numbers, and street addresses.  | <u>Pending</u> |

C: Gary Griffith  
 Avery Teitler

David Scheidegg  
 Jon Barnhart

Ocean PNC, LLC





# Schaeffer Nassar Scheidegg Consulting Engineers, LLC

David S. Scheidegg, PE, PP, CME, CPWM, CFM  
Andrew F. Schaeffer, PE, PP  
Rami N. Nassar, PE, PP, CME  
Howard A. Transue, PLS

Engineers Surveyors Planners Environmental Specialists Municipal Consultants

January 13, 2026

Mr. John Loeper, Chairman  
and Planning Board Members  
c/o Mrs. Jaime Felker, Administrator  
Ocean City Planning Board  
115 12<sup>th</sup> Street  
Ocean City, NJ 08226

Re: **Proposed Preliminary and Final Major Subdivision (R1)  
Ocean PNC, LLC  
112 Sixth St  
Block 607, Lot 17  
City of Ocean City, Cape May County, NJ  
PBA25-010 (Our File No. OC16-230)**

Dear Chairman Loeper and Planning Board Members:

The following plans and documents have been reviewed for this application:

1. Major Subdivision, as prepared by Arthur Ponzio Co, signed by Jon Barnhart, PP, PE, and Arthur Ponzio Jr., PP, PLS, consisting of the following pages;
  - C-1 Title Sheet, dated 10/29/25, **last revised 12/22/25**
  - C-2 Property Survey, dated 10/29/25, **last revised 12/22/25**
  - C-3 Preliminary Plat Major Subdivision Plan, dated 10/29/25, **last revised 12/22/25**
  - C-4 Grading and Drainage Plan, dated 10/29/25, **last revised 12/22/25**
  - C-5 Soil Erosion and Sediment Control Plan, dated 10/29/25, **last revised 12/22/25**
  - C-6 Details Sheet, dated 10/29/25, **last revised 12/22/25**
  - C-7 200' List of Certified Owners, dated 10/29/25, **last revised 12/22/25**
2. Transmittal to Jamie Felker from Avery Teitler, dated 11/06/25
3. City of Ocean City Development Application
4. City of Ocean City Administrative completeness Checklist
5. Certified list of property owners within 200', dated 10/15/25
6. Certificate of Title, dated 11/05/25
7. Confirmation of Paid Taxes, dated 10/09/25
8. Email from Deputy Tax Assessor confirming proposed lot numbers, dated 10/09/25
9. OC Zoning Official's report, 11/21/25
10. OC Engineer's report, 11/14/25
11. OC Construction Report, 11/17/25
12. **Letter to Jamie Felker from Jon Barnhart, regarding completeness and technical review comments, dated 12/22/25**

I. **Description:**

The applicant proposes to subdivide Block 607, Lot 17 (112 6<sup>th</sup> St) into four (4) lots. The existing lot dimensions are 170' by 115' and the overall site is 19,550 square feet in area. The three proposed interior lots will be 42' by 115' and the corner lot will be 44' by 115'. The existing warehouse is to be demolished, and no construction is proposed.

This parcel is located within the North End R1 Neighborhood (NEN) Zone.

II. **Completeness:**

Our office has reviewed the submitted documents for conformance with the Major Subdivision checklist.

Preliminary Plat of a Major Subdivision (25-1500.7.2 Plat Requirements).

The following items, which are keyed to the checklist, require waivers:

i. Contours.

1. Existing one foot (1') interval contours based on National Geodetic Vertical Datum (N.G.V.D.) shall be shown extending a minimum of twenty-five feet (25') beyond the boundary of the tract in question and shall be certified. The source of elevation datum base shall be noted. If contours have been established by aerial photography, a check profile shall be made on the boundary line of the tract and certified by a New Jersey licensed land surveyor. A site bench mark shall be noted on the plat. **Not Provided- Waiver requested.**

o. The existing system of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage. **Not Provided- Waiver requested.**

p. The acreage of the drainage area (or areas) of each natural or man-made watercourse traversing the subdivision, including the area within the subdivision and the area upstream from the subdivision. **Not Provided- Waiver requested.**

v. Preliminary On-Site Grading and Drainage Plan.

1. The preliminary plat shall show or be accompanied by a preliminary grading and drainage plan which shall show locations of all existing and proposed drainage swales and channels, retention-recharge basins, the scheme of surface drainage and other items pertinent to drainage including the approximate proposed grading contours at one foot (1') intervals, Datum shall be N.G.V.D. and the source of datum shall be noted.

2. The plan shall outline the approximate area contributing to each inlet.

3. All proposed drainage shall be shown with preliminary pipe type and sizes, invert elevations, grades, and direction of flow, the direction of flow of all surface waters and all water courses shall be shown.

4. The preliminary grading and drainage plan shall be accompanied by drainage calculations made in accordance with standards set forth in §§ 25-1700.33—25-1700.33.8 of this Ordinance.

5. Preliminary plans and profiles of streets shall be shown indicating storm drains and utilities including any drainage components not presented in the street profiles.

**Not Provided- Waiver requested.**

w. Preliminary Off-Site Drainage Plan. The preliminary plat shall also be accompanied by a preliminary off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the property to be subdivided is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
2. Pertinent off-site existing drainage, which receives or discharges runoff from or onto the site, shall be shown with elevations of inverts, pipe types, and sizes or other appropriate physical data for open or nonpipe conduits.
3. To the extent that information is available and may be obtained from the County or City Engineer(s). Any existing plans for drainage improvements shall be shown.
4. In the event a temporary drainage system is proposed, tentative plans of that system shall be shown.

***Not Provided- Waiver requested.***

x. Soils Engineers Report. A preliminary Soils Engineers Report shall be prepared by a N.J. Professional Engineer. The number of borings, depths, and boring locations shall be as specified by the Soils Engineer and approved by the Board Engineer. The Preliminary Soils Engineers Report shall include:

1. Standard Penetration Resistance boring data to a depth of stable soil conditions.
2. Sufficient laboratory testing to determine preliminary consolidation and settlement information.
3. Preliminary recommendations to include bulkhead design, utility installation and stabilization, soil consolidation methods, preliminary road and pavement design, and such other information as may be required by the Board Engineer.
4. The Preliminary Report shall be the basis for further borings, laboratory testing, and a Final Report shall accompany the final plat, if required by the Board Engineer.

***Not Provided- Waiver requested. - Waiver requested.***

bb. The number, location, and species of all proposed trees, shrubs, and/or ground cover plant materials and planting details of same. ***Not Provided- Waiver requested.***

The application is complete based upon our review of the Major Subdivision checklist and the requested checklist waivers.

### III. Zoning:

Based upon our review, we offer the following comments:

The plans indicate that the proposed subdivision is to occur within the North End Neighborhood Zone as shown on the current Ocean City zoning map. The purpose of the North End R1 Neighborhood Zone is to provide for single family dwellings. This application for single family dwellings is a permitted use.

**North End Neighborhood-Residential R-1-40 Zone**

| Zoning Criteria                 | Required | Proposed | Variance Required |
|---------------------------------|----------|----------|-------------------|
| <b><u>Min. Lot Area</u></b>     |          |          |                   |
| Lot 17.01                       | 4,000 SF | 5,060 SF | No                |
| Lot 17.02                       | 4,000 SF | 4,830 SF | No                |
| Lot 17.03                       | 4,000 SF | 4,830 SF | No                |
| Lot 17.04                       | 4,000 SF | 4,830 SF | No                |
| <b><u>Min. Lot Width</u></b>    |          |          |                   |
| Lot 17.01                       | 40 FT    | 44 FT    | No                |
| Lot 17.02                       | 40 FT    | 42 FT    | No                |
| Lot 17.03                       | 40 FT    | 42 FT    | No                |
| Lot 17.04                       | 40 FT    | 42 FT    | No                |
| <b><u>Min. Lot Frontage</u></b> |          |          |                   |
| Lot 17.01                       | 40 FT    | 44 FT    | No                |
| Lot 17.02                       | 40 FT    | 42 FT    | No                |
| Lot 17.03                       | 40 FT    | 42 FT    | No                |
| Lot 17.04                       | 40 FT    | 42 FT    | No                |
| <b><u>Min. Lot Depth</u></b>    |          |          |                   |
| Lot 17.01                       | 100 FT   | 115 FT   | No                |
| Lot 17.02                       | 100 FT   | 115 FT   | No                |
| Lot 17.03                       | 100 FT   | 115 FT   | No                |
| Lot 17.04                       | 100 FT   | 115 FT   | No                |

**IV. Technical Comments:**

1. The minimum permitted lot area in the zone is 4,000 SF. All proposed lots meet/exceed ordinance requirements.
2. The minimum permitted lot width and frontage in the zone is 40 feet. All proposed lots meet/exceed ordinance requirements.
3. The minimum permitted lot depth in the zone is 100 feet. All proposed lots meet/exceed ordinance requirements.
4. The minimum permitted rear yard setback for these 115' deep lots is 28.75 feet.
5. The proposed subdivision plan conforms with the Bulk Standards for the zone. At the time of submission for Building Permits, the city will review the architectural and plot plans to verify conformance with current setback, height, coverage, parking etc requirements.
6. This submission is strictly for the division of the land. Proposed architectural plans and grading plans for the individual lots have not been submitted to the Planning Board. Therefore, review and approval by the City Engineer for proposed grading and drainage is deferred until the time of submission to the city for a building permit.
7. Sections 17-2.4d and 17-2.5d of the Municipal Code require new curb and sidewalk along the frontages of all new residential or commercial development. The revised plans identify new curb and sidewalk along both frontages. The frontage on 6<sup>th</sup> Street proposes 6' wide

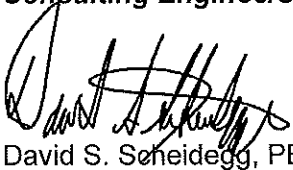
sidewalk and a grass governors strip. The frontage along Haven Avenue proposed 10' wide continuous sidewalk.

8. A site inspection revealed that ADA Ramps exist at the Haven Avenue/Sixth Street and Sixth Street/Alley intersections. These ADA Ramps are now identified on the plans. The plans note these ADA ramps are proposed to remain.
9. The street frontages also contain concrete gutter. Plans indicate that the concrete gutter is to remain. Any gutter damaged during construction shall be replaced to the limits as determined in the field by the municipal engineer/inspector.
10. The proposed grades on the plans appear to indicate sidewalk transverse slope greater than 2%. This shall be corrected on the amended plans.
11. The curb shall contain a 6" reveal along the entire frontage with any transition to occur off-site. Construction details for proposed curb and transition curb shall be provided.
12. The plans have been revised to indicate that all lots shall provide vehicular access from the alley. Driveway curb cuts on Haven Avenue and 6<sup>th</sup> Street are not permitted. Additionally, parking shall be in accordance with RSIS standards.
13. Street trees for the proposed development shall be identified on the plans.
14. The preliminary Subdivision plan shall identify the addresses for the proposed lots. Lot numbers and street addresses to be confirmed by the tax assessor.
15. All mechanical equipment shall conform with the applicable flood elevation requirements.
16. The plat shall indicate the concrete monuments as "set" when the mylars are presented for signature. Certification from the surveyor that the buildings have been demolished and the required monuments have been set shall be provided when the subdivision plan is submitted for signatures.
17. Review of landscaping, lighting and street trees is deferred to the Planning Board Planner.
18. As a condition of any approval, the applicant shall submit letters to the City from the water and sewer utility company indicating availability/adequacy of services.
19. The applicant shall provide an Engineer's cost estimate for the calculation of performance and maintenance guarantees and inspection escrows as required by the City Code.
20. The applicant shall obtain all permits and or approvals from the City of Ocean City and other entities having jurisdiction, as applicable.

Any Planning Board approval should be contingent upon approval from all other governmental agencies having jurisdiction. We reserve the right to review any additional information submitted for this matter.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,  
**Schaeffer Nassar Scheidegg**  
**Consulting Engineers, LLC**



David S. Scheidegg, PE, PP, CME, CPWM, CFM  
Planning Board Engineer

Cc: *Jaime M. Felker, (via e-mail)*  
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