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September 22, 2026

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

Re: **Minor Subdivision and Major Site Plan
Duncan Real Estate Investments LLC- Applicant
Block 804, Lot 9
801 Wesley Ave
City of Ocean City, Cape May County, NJ
PBA26-012 (Our File No. OC16-243)**

Dear Chairman Loeper and Planning Board Members:

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

1. Minor Subdivision Plat, as prepared by Design Land Surveying P.A., signed by Thomas N. Tolbert, PLS, dated 03/02/26, **last revised 08-12-26**
2. Variance Plan/ Major Site Plan prepared by Thomas/Bechtold, signed and sealed by Andrew Bechtold, consisting of the following pages
 - PB-1 Top Sheet, dated 06/22/26, **last revised 08-12-26**
 - PB-2 Site Plan & Details, dated 06/22/26, **last revised 08-12-26**
 - PB-3 Utility Site Plan/ Details, dated 06/22/26, **last revised 08-12-26**
 - PB-4 **Corner Lot – 9.02 Elevations**, dated 06/22/26, **last revised 08-12-26**
 - PB-5 **Corner Lot – 9.02 Floor Plans**, dated 06/22/26, **last revised 08-12-26**
 - PB-6 **Interior Lot – 9.01 Elevations**, dated 06/22/26, **last revised 08-12-26**
 - PB-7 **Interior Lot – 9.01 Floor Plans**, dated 06/22/26, **last revised 08-12-26**
3. City of Ocean City Development Application
4. Transmittal from Jon Batastini, dated 06/25/26
5. City of Ocean City Plat Requirements Minor Subdivision
6. City of Ocean City Administrative Completeness Checklist
7. City of Ocean City Plat Requirements Variance
8. City of Ocean City Plat Requirements Site Plan
9. City of Ocean City Confirmation of Paid Taxes, dated 06/26/26
10. City of Ocean City 200-foot property owners list, dated 06/10/26
11. OC Public Works memo, 7/1/26
12. OC Construction memo, 7/8/26
13. OC Police/Traffic Safety memo, 7/10/26
14. OC Historic Preservation resolution HPC-26-001, adopted 7/7/26
15. OC Zoning memo, 7/16/26
16. **Transmittal from Jon Batastini, dated 08/28/26**
17. **Ocean City Planning Board Decision and Resolution Application PBA22-037, dated 05/03/23**
18. **Ocean City Planning Board Decision and Resolution Application PBA22-037, Extension, dated 05/07/25**

19. **Plan of Survey, as prepared by Design Land Surveying P.A., signed by Thomas N. Tolbert, PLS, dated 08/20/26**
20. **Transmittal from Thomas/Bechtold, dated 08/25/26**

I. Description:

The applicant requests minor subdivision and major site plan approval to divide Block 804 Lot 9 into two lots and construct a mixed-use building on each new lot. Each new building will have a ground floor commercial space and three residential units above. Lot 9 has an existing commercial building that is to be demolished.

These parcels are located within the Central Business Zone (CB-1).

II. Completeness:

Our office has reviewed the submitted documents for conformance with the Minor Subdivision checklist (25-1500.5.2). The following items, which are keyed to the minor subdivision checklist require waivers:

- a. 3. "All topographical data on-site and within twenty-five feet (25') of the site. Contours shall be shown at one-foot (1') intervals throughout." *Not provided. Waiver requested.*

Our office has also reviewed the submitted documents for conformance with the Major Site Plan checklist. The following items, which are labeled in accordance with the published checklists, do not meet the checklist requirements:

§ 25-1500.8.2. Preliminary Plat Site Plan Requirements.

e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits. NOT PROVIDED-Waiver requested

k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan. PROVIDED

I. On-Site Drainage Plan:

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required.
 2. The plan shall outline each area contributing to each inlet.
 3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
 4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.
- NOT PROVIDED-Waiver requested

m. Off-Site Drainage Plan. The plat shall also be accompanied by an 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 site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').
3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown.
4. In the event a temporary drainage system is proposed, full plans of that system shall be shown.
5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

NOT PROVIDED-Waiver requested

n. Boring Logs. A Soils Engineer's Report shall conform to § 25-1500.7.2x of this Ordinance.

1. Borings shall be spaced evenly throughout the site.
2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade.
3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.
4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1').
5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed.

NOT PROVIDED-Waiver requested

aa. Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas. PROVIDED

ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance. NOT PROVIDED-waiver requested

25-1500.10.2 Final Plat Major Site Plan Requirements.

The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan."

This application is complete subject to the checklist waivers as identified above.

III. Zoning:

Based upon our review, we offer the following comments:

These parcels are located within the Central Business Zone (CB-1).

The applicant proposes to subdivide Block 804 Lot 9 into two lots and construct a mixed-use building on each new lot. Each new building will have a ground floor commercial space and three residential units above. Lot 9.01 proposes 1649 sf of commercial space, 2- 3 bedrooms and 1-5 bedroom residences. Lot 9.02 proposes 1560 sf of commercial space, 2- 3 bedrooms and 1-5 bedroom residences.

Residential use is a conditional use in the zone. Retail sales and services facilities are a permitted commercial use in this zone.

Zoning Compliance - Central Business Zone (CB-1)

Zoning Criteria	Required/ Permitted	Existing	Proposed	Variance Required
Use <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	Commercial & Residential	Commercial	Mixed Use Mixed Use	No No
Minimum Lot Area <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	6,000 sf 7,000 sf	10,500'	5,250' 5,250'	Yes Yes
Minimum Lot Depth <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	100'	105'	105' 105'	No No
Minimum Lot Width <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	60' 70'	100'	50' 50'	Yes Yes
Minimum Lot Frontage <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	60' 70'	100'	50' 50'	Yes Yes
Front Yard Setback <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	4'	9.07'	10.08' 10.08' & 4'	No No
Minimum Side Yard Setback Commercial <i>Lot 9.01 interior</i> <i>Lot 9.02 corner</i>	0'/0'	3.34'	4' 1"/8' 2" 0'/4' 1"	No No
Minimum Side Yard Setback Residential	4'/8'	56.34'	4' 1"/ 8' 2" 4'/8' 1"	No No

Lot 9.01 interior Lot 9.02 corner				
Rear Yard Setback Lot 9.01 interior Lot 9.02 corner	4'	35.75'	10' 11" 8' 1"	No No
Max Building Coverage Lot 9.01 interior Lot 9.02 corner	90%	22.39%	59.8% 73.8%	No No
Max Impervious Cover Lot 9.01 interior Lot 9.02 corner	100%	100%	90.9% 99.8%	No No
Parking Lot 9.01 interior Lot 9.02 corner	0 Commercial 7 residential 7 residential	Not identified	8 7	No No
Max Building Height Lot 9.01 interior Lot 9.02 corner	38' (above BFE +1')		38' 38'	No No

IV. Technical Comments:

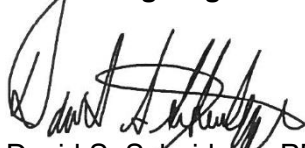
1. The applicant shall provide testimony in conformance with the Conditional Use standards in support of the proposed residential use.
2. The minimum permitted lot area in the zone is 6,000 sf for interior lots and 7,000 sf for corner lots. Each of the lots is proposed to be 5,250 sf. Variance relief is required.
3. The minimum permitted lot width/frontage in the zone is 60 feet sf for interior lots and 70' for corner lots. Each of the lots is proposed to be 50'. Variance relief is required.
4. Parking setback relief is required. 4' required, 1' proposed
5. 2 parking spaces is required for each 3-bedroom dwelling and 3 for each 5-bedroom dwelling. 7 residential parking spaces are required for each lot. 15 parking spaces are proposed.
6. Testimony as to the proposed use for the retail space shall be provided. Section 25-205.1.8 requires off-street parking for some uses. The plans do not propose any parking for the commercial space. If the use is Bank or professional office space, on-site parking spaces would be required.
7. Front porches and decks are not permitted. Relief is required.
8. The CB zone permits a maximum residential density of 30 Units per acre. This application proposes a density of 26.14 units per acre.

9. Per the survey and architectural plans, the BFE for this site is partially 8 and 9. The non-residential finish floor is proposed at elevation 9. The plans shall identify the limits of the proposed flood proofing.
10. The replacement of the curb and sidewalk for the entire frontages is identified on the plans.
11. The applicant should consider incorporating some green space/landscaping along both road frontages to the face of the structure.
12. Confirmation of proposed lot numbers and address from the Tax Assessor shall be provided.
13. The minor subdivision plan shall be amended to indicate coordinates at the corners and also identify the proposed area on each lot.
14. The plans depict a thru-roof venting system for the commercial first floor space. The plans indicate that the vent chase will be constructed initially with the full vent system to be constructed if a restaurant is constructed in the future.
15. The existing parking meters, street signs and street furniture are to be reset as a condition of any approval.
16. The plans indicate that water meter vaults are not proposed.
17. All mechanical equipment shall conform with the applicable flood elevation requirements.
18. Per §25-1700.11.11, the maximum curb depression shall be the driveway width plus ten feet (10'), but not more than thirty-five feet (35'). A design waiver is required for lot 9.01 for the proposed 40.5' parking opening.
19. Landscaping, Lighting and Signage items are deferred to the Planning Board Planner.
20. 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.
21. The applicant shall provide an Engineer's cost estimate, performance and maintenance guarantee as required by the City Code.

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)*
Richard Carlucci, Esq. (via e-mail)
Randall Scheule, PP/AICP (via e-mail)
Jon Battastini, Clients Attorney (via e-mail)
Andrew Bechtold, RA (via e-mail)
Duncan Real Estate LLC, Applicant (via e-mail)



PLANNER'S REPORT

To: City of Ocean City
Planning Board Members

From: Randall Scheule, PP/ AICP
Planning Board Planner

Date: September 11, 2026

Zone: Central Business (CB) Zone

RE: **PBA 26-012, Duncan Real Estate Investments, LLC (R1)**
Block 804, Lot 9; 801-803 Wesley Avenue
Public Hearing – Minor Subdivision, Preliminary & Final Site Plan, Conditional Use

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.

- Transmittal/Waiver request to Jaime Felker from Jon Batastini, August 28, 2026
- Transmittal to Jon Batastini from Andrew Bechtold
- Letter of transmittal to Jaime Felker from Jon Batastini, June 25, 2026
- City of Ocean City Development Application and Checklists, June 25, 2026
- List of variances and waivers

PBA 26-012, Duncan Real Estate Investments, LLC

Block 804, Lot 9; 801-803 Wesley Avenue

- Confirmation of Paid Taxes, June 26, 2026
- Minor Subdivision Plat, Thomas Tolbert, March 2, 2026, last revised August 12, 2026
- Site Plan, (7 sheets), Thomas Bechtold, June 22, 2026, last revised August 12, 2026
- Ocean City Public Works report, July 1, 2026
- Ocean City Construction report, July 8, 2026
- Ocean City Shade Tree Committee report, July 22, 2026
- Ocean City Police report, July 10, 2026
- Ocean City Historic Preservation Commission report, July 7, 2026
- Ocean City Zoning Officer report, July 16, 2026
- Ocean City Planning Board Decision and Resolution, May 3, 2023
- Ocean City Planning Board Decision and Resolution (Extension), May 7, 2025

Development Proposal.

Applicant proposes to subdivide the existing corner lot into two 50' x 105' lots, and construct a 3-story mixed-use building on each new lot. Each new building is designed with a commercial first floor (retail sales or personal services), and residential units on the second and third floors.

Completeness.

Minor Subdivision.

§ 25-1500.5.2 Plat Requirements.

- a. General Requirements. The plat for a minor subdivision 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:
 3. All topographical data (based on North American Vertical Datum (NAVD88) on-site and within twenty-five feet (25') of the site.
- b. Detailed Information.
 9. The existing systems 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 (where required by the Board or City Engineer). WAIVER

10. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot.

14. Proposed lot and block numbers as assigned by the City Tax Assessor in accordance with the digitized lot numbering system specifications promulgated by the New Jersey Division of Taxation.

The Minor Subdivision is incomplete.

Preliminary Site Plan

25-1500.8.2 Preliminary Plat Requirements

a. General Requirements.

2. Site plans shall not be drawn with North oriented to the top of the page, at a scale smaller than one inch equals fifty feet (1"=50') nor larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200').

Waiver

A to-scale copy of the survey is required.

e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits.

Waiver

k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be North American Vertical Datum (NAVD88) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan.

Waiver

l. *On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form, which shall clearly show the street and lot layout and those items, which are pertinent to drainage

PBA 26-012, Duncan Real Estate Investments, LLC
Block 804, Lot 9; 801-803 Wesley Avenue

including existing and proposed contours and spot elevations as previously required.

Waiver

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

Waiver

3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

Waiver

4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.

Waiver

m. *Off-Site Drainage Plan.* The plat shall also be accompanied by an 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 site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

Waiver

2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').

Waiver

3. NA

4. NA

5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

Waiver

o. *Boring Logs.* A Soils Engineer's Report shall conform to Section 25-1500.7.2x of this Ordinance.

1. Borings shall be spaced evenly throughout the site.

Waiver

2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade.

Waiver

3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.

Waiver

4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1').

Waiver

5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed.

Waiver

ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance.

Waiver

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

1. COST OF IMPROVEMENTS ESTIMATE (SEE 25-1600.1.1A)
2. SIGHT TRIANGLE - CORNER PROPERTIES (SEE 25-1700.13.3)
3. SOIL EROSION PLAN (SEE 25-1700.32)
4. OTHER AGENCY REQUIREMENTS
 - a. County Planning Board (25-1500.8.3B)
 - b. New Jersey Water Company (25-1500.8.3C)
 - c. Waterfront Development (CAFRA)
 - d. Adequacy of Utility Service

Waiver

X

Waiver

NA

Waiver

NA

Waiver

25-1500.10.2 Final Plat Requirements.

The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan."

Development Application.

D.7 requires a photo of the land and buildings involved with the application.

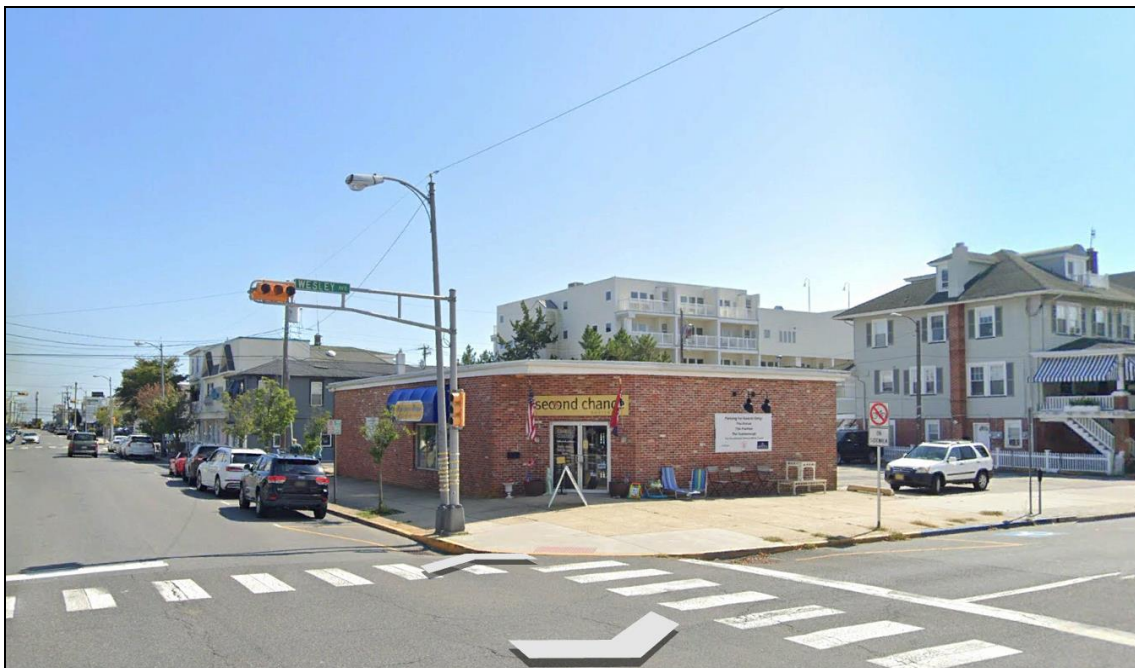
PBA 26-012, Duncan Real Estate Investments, LLC
Block 804, Lot 9; 801-803 Wesley Avenue

The Preliminary and Final Major Site Plan may be deemed complete subject to approval of the above-noted waivers.

Google Earth Aerial



Google Earth Street View



Zoning Conformance.

Zone Standard	Zoning Requirement	Existing Condition	Proposed Condition 9.01	Proposed Condition 9.02	Variance Required?
Use	Mixed-use	Commercial	Mixed-use	Mixed-use	No
Density	30 DU/Acre = 3 Units	NA	2 Units	2 Units	No
Minimum Lot Area (Corner)	7,000 SF	3,000 SF	-	5,250 SF	Yes
Minimum Lot Area (Interior)	6,000 SF	3,000 SF	5,250 SF	-	Yes
Minimum Lot Frontage (Corner)	70 FT	30 FT	-	50 FT	Yes
Minimum Lot Frontage (Interior)	60 FT	30 FT	50 FT	-	Yes
Minimum Lot Width (Corner)	70 FT	30 FT	-	50 FT	Yes
Minimum Lot Width (Interior)	60 FT	30 FT	50 FT	-	Yes
Minimum Lot Depth	100 FT	105 FT	105 FT	105 FT	No
Min. Front Setback	4 FT	9.07 FT	10.08 FT	10.08 FT	No
<u>Minimum Side Setback</u> 1 st Flr. Commercial 2 nd /3 rd Flr. Res.	0 4 FT	3.34 FT	5.6/12.7 FT 4.1/4.1 FT	0/4 FT 4/4 FT	No No
Minimum Rear Setback	4 FT	35.75 FT	10.9 FT	8 FT	No
BFE (NAVD88)	8 FT	9 FT	9 FT	9 FT	NA
Minimum Commercial Floor Area	2,625 SF	2,351 SF	1,649 SF	1,560 SF	Yes
Minimum Commercial Ceiling Height	12 FT	9 FT	12 FT	12 FT	No
Minimum Interior Store Width	24 FT	-	37.3 FT	37.5 FT	No
Minimum Commercial Glass	45%	-	45.7%	45.5% 45.8%	No
Maximum	38 FT	-	38 FT	38 FT	No

PBA 26-012, Duncan Real Estate Investments, LLC**Block 804, Lot 9; 801-803 Wesley Avenue**

Building Height (above BFE+1)					
Maximum Habitable Stories	3	-	3		No
Maximum Building Coverage	90%	22.39%	59.8%	73.8%	No
Maximum Impervious Coverage	100%	100%	90.9%	99.8%	No
Minimum Number Parking Spaces	2, 3-Bed Units = 4 spaces 1, 5-Bed Unit = 3 spaces Total: 7	2	8	7	No
<u>Minimum Parking Space Setback</u>					
From Property Line	4 FT	-	2 FT	7.5 FT	Yes/No
From Building	4 FT		1 FT	1 FT	Yes/Yes
Maximum Sign Area	5% of commercial façade	-	3.5%	5%	No
Sign Location	Commercial Facade	-	Conforms	Sign above commercial façade	Design waiver
<u>Awning (9.02)</u>					
Max. Sign Area	25% of awning			25%	No
Min/Max. Height	8/12 FT	-	-	9.5 FT	No
Max. Projection	5 FT			4 FT	No
Max letter size	8"			8"	No

Summary of Variances and Design Waivers.

1. Variance for minimum lot area – both lots
2. Variance for minimum lot frontage – both lots.
3. Variance for minimum lot width – both lots.
4. Variance for minimum commercial floor area – both lots.
5. Variance for minimum parking setback from property line – Lot 9.01.
6. Variance for minimum parking setback from building – both lots.
7. Variance for porches/decks on front of building.
8. Design Waiver for sign location on Lot 9.02.

Review Comments.

1. Application reviewed by Planning Board Subcommittee August 11, 2026.
2. The proposed residential units are a permitted conditional use in the Central Business Zone. Applicant shall demonstrate conformance with the relevant Sections of 25-208.2.5 of the City Code.
3. Applicant is required to address both the positive and negative criteria necessary to grant the variances identified above. Applicant may be entitled to relief if he can demonstrate that the purposes of the Municipal Land Use Law would be advanced by allowing a deviation from the Ocean City Zoning Ordinance, and the benefits of the deviation will substantially outweigh any detriment. The applicant must also show that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.
4. Review of site grading, stormwater, utilities and drainage is deferred to the Planning Board Engineer.

Conditions of Approval (Minor Subdivision).

Any approval of an application for development for a minor subdivision granted by the Planning Board or Board of Adjustment shall be subjected to the following conditions being satisfied prior to signing of the plat or issuance of a Zoning Permit.

<u>Conditions of Minor Subdivision Approval</u>	<u>Status</u>
Installation of or posting of performance guarantees for the installation of any improvements required by the Board.	Pending
Payment of any outstanding real estate taxes.	Complete
Cape May County Planning Board approval if the site is located on the County road system.	NA
New Jersey Water Company - Shore District Sewerage Service availability letter.	Pending
Submission of additional prints of the plat map and attachments for distribution (if required).	Pending
Publication of a notice of the decision of the Board by the Administrative Officer (Planning Board Secretary or Board of Adjustment Secretary) within the time set forth in § 25-900.8.	Pending
Any other conditions which may be imposed by the Board or which may be	Pending

required by Federal, State or municipal law.	
A condition setting forth the time within which all conditions must be satisfied as described in § 25-900.10.	Pending

Conditions of Approval (Preliminary Major Site Plan).

Approval of an application for development for a preliminary plat of a major site plan by the Planning Board shall be subject to the following conditions being satisfied prior to the signing of the plat.

<u>Conditions of Preliminary Site Plan Approval</u>	<u>Status</u>
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>
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>
Any other conditions which may be imposed by the Board or may be required by Federal, State, County or municipal law.	<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>
Provide an estimate of the cost of site improvements, performance and maintenance guarantees as required by the City Code.	<u>Pending</u>

Conditions of Approval (Final Site Plan).

Pursuant to Section 25-1500.10.3 Conditions of Approval, any approval of an application for development of a final plat of a site plan shall be subject to the following conditions being satisfied, within the time specified by the Planning Board, prior to signing of the plat or issuance of a Development Permit.

<u>Conditions of Final Site Plan Approval</u>	<u>Status</u>
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>
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>

PBA 26-012, Duncan Real Estate Investments, LLC

Block 804, Lot 9; 801-803 Wesley Avenue

Certification of Soil Erosion and Sediment Control Plans (if not previously obtained).	<u>Pending</u>
Fire Department approval (if not previously obtained).	<u>Pending</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. 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>
Eating establishments including but not limited to cafes, coffee shops, luncheonettes, pizzerias, restaurants and snack shops, candy, nut, confectionery stores, and bakeries shall not be prohibited or limited at any time or by any means including, but not limited to conditions contained within a master deed, deed restriction, Certificate of Occupancy, Mercantile License, Certificate of Zoning Compliance or other instrument. This requirement shall be memorialized in the decision and resolution approving the site plan and shall be promptly recorded thereafter.	<u>Pending</u>

C: Richard Carlucci
David Scheidegg
Jon Batastini
Andrew Bechtold
Thomas Tolbert
Duncan Real Estate, LLC



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PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION _____ PLANNING BOARD APPLICATION XX

A. Applicant's Name Duncan Real Estate Investments, LLC
Applicant's Mailing Address 1253 Asbury Avenue Ocean City, NJ 08226
Applicant's E mail Address Michael Duncan
Phone Number (Home) _____ (Work) _____
Owner's Name FIRST KNIGHT 916 WESLEY, LLC
Owner's Mailing Address 3001 Pacific Avenue Atlantic City, NJ 08401

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

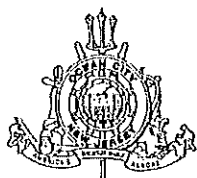
Location of Premises 801 Wesley Avenue, Ocean City, NJ 08226,
(Street address)

Block(s) 804 Lot(s) 9 Zone CB
(Tax Map reference)

B. Description the application: Subdivide the property into two (2) lots and construct mixed-use buildings on each lot (commercial and three (3) residential units)

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

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



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D. Request is hereby made for permission to (erect, alter, convert, use) a mixed use buildings on each lot

1) Said property is: 100' by 105' (10,500 sf)

(Give dimensions and area)

and has the following structures: brick building

2) Size and setbacks of existing building: See Plans

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

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

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

4) Date property acquired and prevailing zoning at time of acquisition: Under Contract - CB 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 XX NO _____
See cover Letter

"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"

See attachments to cover letter.



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- 6) When variance approvals are requested:
- Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.
 - 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.

- 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: commercial retail sales

Describe any deed restrictions affecting this property: None

Existing and proposed number of dwelling units: 0 to 6

Existing and proposed square footage of professional office: See plans

Existing and proposed gross floor area: See plans

Existing and proposed parking spaces: See plans

Existing and proposed number of lots: 1 to 2

Portion of lot being subdivided: 100%

Purpose for which lots will be utilized: mixed use

Facilities for solid waste and recyclables.

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

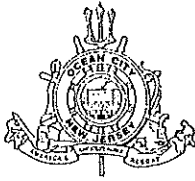
Names, addresses and E-mail of all expert witness proposed to be used: Andrew Bechtold

Somers Manor, 599 Shore Road, Somers Point, New Jersey 08244, 609-927-5050,
andrew@gwthomas.net

- 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)

See attached.



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ESCROW FEES SUBMITTED
FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates[Ord. #04-13, § 8], of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

The amount 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, pay all additional required sums. In the event a negative escrow balance develops prior to obtaining Certificate of Occupancy for any portion of the project, applicant/owner shall 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

Michael Duncan

(Name)

(Daytime Phone)

1253 Asbury Avenue Ocean City, NJ 08226

(Billing Address)

(Signature)

(Date)

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



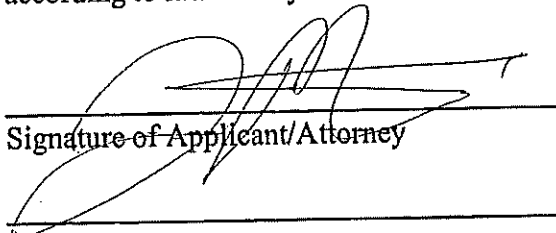
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Jon D Batastini

Being duly sworn

(Name of Applicant or Attorney Representing)

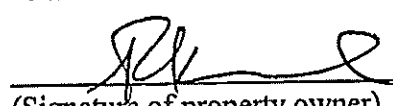
according to law hereby certifies that the information presented in this application is true and accurate.


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 25th day of Jun, 2026.

FIRST KNIGHT 916 WESLEY, LLC

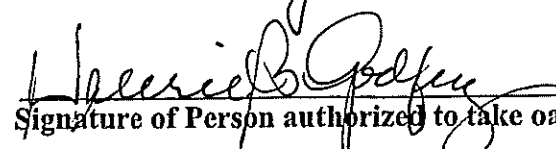

(Signature of property owner)

801 Asbury Ave., Unit 601, Ocean City, NJ 08226
(Address)

(Telephone Number)

Sworn and subscribed before me:

This 25th day of June, 2026


Signature of Person authorized to take oaths - Notary

VALERIE B. GODFREY
Notary Public, State of New Jersey
Comm. # 3888
My Commission Expires 12/16/2029



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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Duncan Real Estate Investments, LLC
NAME OF OWNER: FIRST KNIGHT 916 WESLEY, LLC
NAME OF PROFESSIONAL(S): Andrew Bechtold

Required Documents

- a) One original & 5 copies of the application WITH the completed Checklist ✓
- b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance ✓
- c) Required Application Fees as set forth in Chapter XXX of the City Code ✓
- d) Copy of CAFRA application or written explanation of why one isn't needed See Cover ltr
- e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed See Cover ltr
- f) Current signed and sealed Survey of property (less than 1 year old) ✓
- g) Other submittals required by Board Professionals (if any) TBE
- h) Written description and justification for Waivers & Variances See Cover ltr
- i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). ✓
- j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date ✓
- k) (For Subdivisions only) A Certificate of Title See Cover ltr.



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PART IV

PLAT REQUIREMENTS

MINOR SUBDIVISION PER §25-1500.5.2

DUNCAN REAL ESTATE INVESTMENTS, LLC

NAME OF APPLICANT: _____

First Knight 916 Wesley LLC

NAME OF OWNER: _____

BLOCK: 804 LOT: 9.01 & 9.02 ADDRESS: 801 - 03 Wesley Avenue

a. General Requirements. The plat for a minor subdivision 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. All dimensions both linear and angular, of the exterior boundaries of the subdivision, all lots and lands reserved or dedicated for public use shall balance and their descriptions shall close within a limit of error of not more than one (1) part in ten thousand (10,000). X

2. The minor subdivision 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 subdivider and prepared or recertified not more than twelve (12) months prior to the date of application. X

3. All topographical data (based on North American Vertical Datum (NAVD88) on-site and within twenty five feet (25') of the site. Contours shall be shown at one foot (1') intervals throughout. X

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

1. Title to read "Minor Subdivision." X

2. Name of the subdivision, if any. X

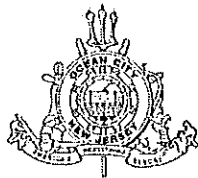
3. Date (of original and all revisions). X

4. Name, signature, address and license number of the land surveyor who prepared the map and made the survey (the plat shall bear the embossed seal of said land surveyor). X

c. *Detailed Information.*

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

2. The names of all owners of and property lines of parcels within two hundred feet (200') of the land to be subdivided as shown by the most recent records of the City. X



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3. Tax map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest City Tax Map, the date of which shall also be shown. X
4. Acreage of the tract being subdivided to the nearest hundredth of an acre. X
5. Names and addresses of owner and subdivider so designated. X
6. All zone district boundaries, City borders, existing public easements, tax map lot and block numbers, 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 subdivision. X
7. All existing structures, with an indication of those which are to be destroyed or removed, and the front, rear and side yard dimensions of those to remain, referenced to proposed lot lines. X
Attorney
8. All proposed public easements or right-of-ways and the purposes thereof.
9. The existing systems 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 (where required by the Board or City Engineer). Waiver
10. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot. X
X
11. North arrow. X
12. Written and graphic scales.
13. 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
14. Proposed lot and block numbers as assigned by the City Tax Assessor in accordance with the digitized lot numbering system specifications promulgated by the New Jersey Division of Taxation. X
15. Such other information as the Board and/or City Engineer may require or request during the review of the application for classification and approval as a minor subdivision. X
16. In those instances where the minor subdivision application requires variance approval pursuant to N.J.S.A. 40:55D-70c, floor plans, elevation drawings and plot plans for each lot and structure depicting building and yard dimensions, architectural details, fenestration and building materials. X
- d. County Planning Board (if located on County Road) X
- e. Sewerage Service Availability Waiver



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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: DUNCAN REAL ESTATE INVESTMENTS, LLC

NAME OF OWNER: First Knight 916 Wesley LLC

BLOCK: 804 LOT: 9.01 & 9.02 ADDRESS: 801 - 03 Wesley Avenue

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:

X

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.

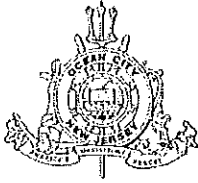
c. *Detailed Information.*

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

Attorney

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

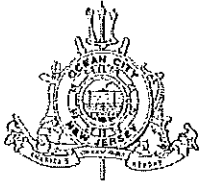
9. All required endorsements or certifications and space for the appropriate signatures.

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



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PLAT REQUIREMENTS

SITE PLAN- PRELIMINARY §25-1500.8.2 and FINAL §25-1500.10.2

DUNCAN REAL ESTATE INVESTMENTS, LLC

NAME OF APPLICANT: _____

First Knight 916 Wesley LLC

NAME OF OWNER: _____

BLOCK: 804 LOT: 9.01 & 9.02 ADDRESS: 801 - 03 Wesley Avenue

25-1500.8.2 Preliminary Plat Requirements

a. General Requirements.

1. Any preliminary plat of a site plan presented to the Planning Board or Board of Adjustment for its approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed and sealed by a professional engineer.

X

2. Site plans shall not be drawn with North oriented to the top of the page, at a scale smaller than one inch equals fifty feet (1"=50') nor larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200').

Waiver

The site plan shall be based on a monumented, current certified boundary survey. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more has passed since the date of (or date of last recertification of) the survey, it shall be recertified and if necessary, brought up to date.

X

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

X

1. Title to read "Preliminary Site Plan."

X

2. Name of the development, if any.

X

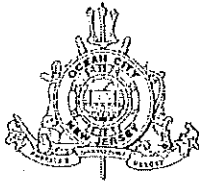
3. Date (of original and all revisions).

X

4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s).

X

5. If the site plan contains more than one (1) sheet, each shall be numbered and titled.



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c. A schedule shall be placed on the site plan indicating:

- | | |
|--|---|
| 1. The acreage of the tract and site (the portion of the tract involved in the site plan). | X |
| 2. The floor area of the existing and proposed buildings (listed separately). | X |
| 3. The proposed use or uses and the floor area devoted to each use. | X |
| 4. The zone district in which the site is located. | X |
| 5. Tax map sheet, block and lot number of the site, as shown on the latest City tax map, the date of which should also be shown. | X |
| 6. Names and addresses of owner and developer, so designated. | X |
| 7. Proposed and required lot dimensions and front, rear and side setbacks. | X |
| 8. Proposed and required off-street parking spaces. | X |
| 9. The square footage and the percentage of the site that is: | |
| (a) Occupied by buildings | X |
| (b) Impervious | X |
| 10. All variances requested. | X |

d. North arrow and written and graphic scales.

e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits.

f. The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof.

g. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles, and all other topographical features of a physical or engineering nature within the site and within fifty feet (50') thereof.

h. All existing structures on the site and within fifty feet (50') thereof, including their use, indicating those to be destroyed or removed and those to remain.

i. Location, use, finished grade level, ground coverage, first floor, front, rear and side setbacks of all existing buildings and other pertinent improvements.

j. Existing and proposed public easement or rights-of-way and the purposes thereof.

Waiver

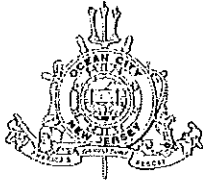
N/A

X

X

X

Attorney



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k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be North American Vertical Datum (NAVD88) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan.

Waiver

l. *On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required.

Waiver

Waiver

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

3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

X

4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.

Waiver

m. *Off-Site Drainage Plan.* The plat shall also be accompanied by an 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 site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

Waiver

2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').

Waiver

3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown.

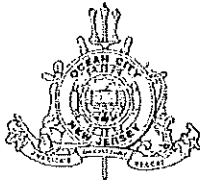
Attorney

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

N/A

5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

Waiver



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DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-399-8419

n. If required by the City Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing:

X

1. Existing and proposed final grades and slopes.

2. Pipe sizes, slope, type, inverts, and grate or rim elevation of drainage and sanitary sewage facilities.

Waiver

o. *Boring Logs.* A Soils Engineer's Report shall conform to Section 25-1500.7.2x of this Ordinance.

Waiver

Waiver

1. Borings shall be spaced evenly throughout the site.

2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade.

Waiver

3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.

Waiver

4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1').

Waiver

5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed.

Waiver

p. Zone district boundaries and a portion of the Tax Map Sheet shall be reproduced for a minimum distance of five hundred feet (500') surrounding the site upon which the following shall be indicated:

X

1. The site;

X

2. Zone district boundaries;

X

3. Tax map sheet;

X

4. Lot and block numbers;

X

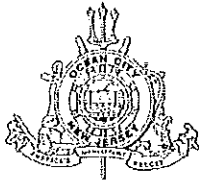
5. Name of all owners within two hundred feet (200') of the site;

X

6. Streets with names;

X

7. Scale and north arrow.



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q. *Key Map:* A portion of the U.S. Geological Survey map shall be shown (scale 1"=2,000') indicating the following:

X

X

X

1. The site;
2. U.S.G.S. map number;
3. Scale and north arrow.

r. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.

X

s. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses, and semi-trailers that will enter the site each day.

X

t. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. If the developer desires to have the appropriate provisions of N.J.S.A. 39:1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The City Engineer will advise the developer regarding the details of such a plan.

X

u. The location and size of proposed loading docks when required by Section 25-300.12.4.1 of this ordinance.

N/A

v. Location of curbs and sidewalks.

X

w. Cross-sections showing the composition of pavement areas, curbs, and sidewalks.

X

x. Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.

X

y. Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub, the location, type and amount of each type of ground cover to be utilized, and plant list and planting details for trees, shrubs, and/or ground cover.

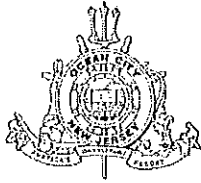
X

z. Location of signs and drawn details showing the size, nature of construction, height and content of all signs.

X

aa. Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas.

X



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bb. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated.

X

cc. Location of handicapped facilities including parking spaces and ramps (where applicable).

X

dd. *Sectionalization and Staging Plan.* Developers of large uses such as shopping centers, multi-family dwellings, office parks or other such uses proposed to be developed in stages shall submit a sectionalization and staging plan showing the following:

1. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this Ordinance and be provided with adequate drainage and utility systems.

N/A

2. Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties.

N/A

ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance.

Attorney

ff. Such other information as the Planning Board and/or City Engineer may request during site plan review.

X

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

1. COST OF IMPROVEMENTS ESTIMATE (SEE 25-1600.1.1A)

Waiver

2. SIGHT TRIANGLE – CORNER PROPERTIES (SEE 25-1700.13.3)

Waiver

3. SOIL EROSION PLAN (SEE 25-1700.32)

Waiver

4. OTHER AGENCY REQUIREMENTS

- a. County Planning Board (25-1500.8.3B)
- b. New Jersey Water Company (25-1500.8.3C)
- c. Waterfront Development (CAFRA)
- d. Adequacy of Utility Service

N/A

Waiver

N/A

Waiver

25-1500.10.2 Final Plat Requirements.

The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan."

X

Duncan Homes
801-03 Wesley Avenue
Block 804 Lot 9
Ocean City, NJ
File #31825

Variances Requested:

- **Commercial Floor Area** - 1,560 SF (29.7%) is proposed for the Corner Lot, 1,649 SF (31.4%) is proposed for the Interior Lot, and 2,351 SF is existing, where 1,500 SF or 50% (whichever is greater) is required.
- **Minimum Lot Area** – 5,250 SF is proposed for the Corner Lot, 5,250 SF is proposed for the Interior Lot, 10,500 is existing where 7,000 SF is required for the Corner Lot and 6,000 SF is required for the Interior Lot.
- **Minimum Lot Width** – 50' is proposed for each lot, 100' is existing where 60' is required.
- **Minimum Lot Frontage** – 50' is proposed for each lot, 100' is existing where 60' is required.
- **Signage** – signage above the commercial space is proposed for the Corner Lot. The Interior Lot shall conform with 25-1700.29. The existing signage is face applied.
- **Front Porches and Decks** – are proposed and existing where none are permitted.
- **Parking Setback to Property Line** – 1'-0" setback is proposed for the Interior Lot, +/- 0' is existing, where 4' is required.
- **Parking Setback to Building** – 1'-0" setback is proposed for both Lots where 4' is required.
- **Sidewalk Color** – Standard Gray is proposed and existing where French Gray is required.

Exhibit to Plat Requirements / Variance §25-1500.6.2

6. To be supplied by the Applicant's Attorney.
10. To be supplied by the Applicant's Attorney.

Exhibit to Plat Requirements / Site Plan – Preliminary §25-1500.8.2 and Final §25-1500.10.2

a. General Requirements.

2. A waiver is requested. The site plan is drawn to 3/16" scale.
- e. A waiver is requested. The property is in the established Central Business Zone therefore, the flood hazard areas have been determined and known to the Board.
- f. Not Applicable. There are no marshes, wetland, dunes or other water areas within 200' of this site.
- j. To be supplied by the Applicant's Attorney.
- k. A waiver is requested for one foot contours. The existing municipal stormwater system has and will continue to be satisfactory for stormwater management.
- l. **On-site Drainage Plan:**
 1. A waiver is requested. Stormwater runoff is directed to Wesley Avenue, 8th Street or the alley.
 2. A waiver is requested. Stormwater runoff is directed to Wesley Avenue, 8th Street or the alley.
 4. A waiver of providing complete drainage calculations is requested. The existing municipal stormwater system has and will continue to be satisfactory for stormwater

management.

m. *Off-Site Drainage Plan:*

1. A waiver for providing off site drainage plan is requested. It can be concluded that the existing municipal stormwater system has and will continue to be satisfactory for stormwater management.
2. A waiver is requested. It can be concluded that the existing municipal stormwater system has and will continue to be satisfactory for stormwater management.
3. To be supplied by the Applicant's Attorney.
4. Not Applicable. No temporary drainage system is proposed.
5. A waiver is requested. The proposed impervious coverage conforms to the metrics for the zone. The existing municipal stormwater system has and will continue to be satisfactory for stormwater management.

n 2. A waiver is requested.

o. *Boring Logs:*

A waiver is requested to provide a soils engineer's report at this time. The site is urban in character; the stormwater is largely managed by directing it to the municipal stormwater system.

u. Not Applicable. No loading docks are proposed.

dd. Not Applicable. No Sectionalizing or Staging Plan is necessary for this site.

ee. To be supplied by the Applicant's Attorney

Miscellaneous Requirements That May be Required:

1. Cost of Improvements Estimate

A waiver is requested. The applicant requests that the Board Engineer prepare the Cost Estimate.

2. Sight Triangle

A waiver is requested. The corner of Wesley and 8th Street is light controlled. The street trees along 8th Street are existing.

3. The Soil Erosion Plan

A waiver is requested. The Soil Erosion Plan will be submitted as a condition of the Final Site Plan.

4. Other Agency Requirements

a. County Planning Board – N/A

b. A waiver has been requested as the application has been submitted for New Jersey America Water Company. Their approval letter will be submitted prior to final approval.

c. Not Applicable. This site is not a Waterfront Development and does not require CAFRA approval.

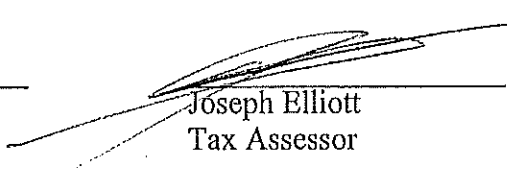
d. A waiver has been requested as the utility service approval letters will be submitted prior to final approval.

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 C/O JON D. BATASTINI (200' LIST)
BLOCK NUMBER 804
LOT NUMBER 9
PROPERTY LOCATION 801 WESLEY AVE, OCEAN CITY, NJ

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 9/25/2026


Joseph Elliott
Tax Assessor

1. This report was developed using digital data from the Ocean City/Remington and Vernick, Engineers Geographic Information System. This report is a secondary product and has not been verified by Remington and Vernick Engineers.
2. The attached report was developed using digital data from the Ocean City/Remington and Vernick Engineers GIS system to establish the properties that fall within the 200 foot criteria. In addition, the owner names, address, etc. (as defined by the 200' criteria) data was taken from the BRT Technologies, Inc. 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.

Block	Property Location	Property	Owner	Zip Code
Lot	Additional Lot	Class	Address	
Qual	Additional Lot		City, State	
705	737A, B, C WESLEY AVE	4A	SOGIA INVESTMENTS LLC	
1			701 W MARKET ST	18944
C1			PERKASIE, PA	
705	737A, B, C WESLEY AVE	2	SCHILLING, JONATHAN D	
1			737 WESLEY AVE	08226
C2			OCEAN CITY, NJ	
705	737A, B, C WESLEY AVE	2	MCALEER, CHARLES & MARIAN	
1			5056 CASTLEROCK WAY	34112
C3			NAPLES, FL	
705	605A EIGHTH ST	2	PERAZZA, DOMINIC MICHAEL JR ETAL	
2			105 GWYNMONT CIR	19454
C1			NORTH WALES, PA	
705	605B EIGHTH ST	2	CINDER, KENNETH J II & TRACEY	
2			2513 BRUCE AVE	19038
C2			GLENSIDE, PA	
705	605C EIGHTH ST	2	BROWN, CHRISTAL L & ANDRE	
2			1806 KENYON AVE	07080
C3			S PLAINFIELD, NJ	
705	605D EIGHTH ST	4A	MCCARTHY COMMERCIAL PROPERTY LLC	
2			605 EIGHTH STREET, UNIT D	08226
C4			OCEAN CITY, NJ	
705	735 WESLEY AVE	2	SBR PROPERTIES LLC	
3	08705, L734, B		144 MANSFIELD BLVD N	08034
			CHERRY HILL, NJ	
705	733 WESLEY AVE	2	GILLIAN, ROSETTE I & FRANCIS LEO IV	
4	08705 L734A		4 CHAMBER LN	08022
			COLUMBUS, NJ	
705	729 WESLEY AVE	2	O'BRIEN, SHAWN & KIRSTYN	
5	08705 L732		PO BOX 516	08226
			OCEAN CITY, NJ	
705	724 OCEAN AVE	4A	COVE HOTEL LLC	
16	08705 L869		724 OCEAN AVE	08226
			OCEAN CITY, NJ	
705	617 EIGHTH ST	4A	LINDA GRANDE LLC	
17	CONSOL PART 17, 18, 19		27 INVERNESS DR	07746
			MARLBORO, NJ	
706	730 WESLEY AVE	2	LENTO, PATRICK & KRISTIN	
15	08706 L731		730 WESLEY AVE	08226
			OCEAN CITY, NJ	

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
706 16	732 WESLEY AVE 08706 L733	2	HOME GIRLS DESIGNS LLC 1564 LAFAYETTE ST WEST DEPTFORD, NJ	08086
706 17	511 EIGHTH ST 08706 L735B	4A	511 EIGHTH STREET LLC 232 SIMPSON AVE OCEAN CITY, NJ	08226
706 18 C1	736A WESLEY AVENUE	4A	DOUBLE DEAL REAL ESTATE LLC 219 BAY RD OCEAN CITY, NJ	08226
706 18 C2	736B WESLEY AVENUE	2	FRY, NATHAN F & SILMARA C 8 CRIMSON LN LITITZ, PA	17543
706 18 C3	736C WESLEY AVENUE	2	STRULSON, MATTHEW K & CATHERINE 1029 DENSTON DR AMBLER, PA	19002
706 18 C4	736D WESLEY AVENUE	2	SUNNY PROPERTIES LLC 433 SIMPSON AVE OCEAN CITY, NJ	08226
706 18 C5	736E WESLEY AVENUE	2	MILLS, DAVID T III & KELLY J 33 E DAWES AVE SOMERS POINT, NJ	08244
706 18 C6	736F WESLEY AVENUE	2	SUNNY PROPERTIES LLC 433 SIMPSON AVE OCEAN CITY, NJ	08226
804 3.01	825 WESLEY AVE	2	NAKAI, KEVIN M & JENNY 120 COLUMBIA HWY BRIDGETON, NJ	08302
804 4	821 WESLEY AVE 08804 L748	2	SHUBERT, EDWARD ROY & CHRISTINE C 821 WESLEY AVE OCEAN CITY, NJ	08226
804 5	819 WESLEY AVE 08804 L746B	2	EDWARDS, JAS B & JOANN M 819 WESLEY AVE OCEAN CITY, NJ	08226
804 6	815 WESLEY AVE 08804 L744B	2	MATTHEWS, MICHAEL & SUSAN 815 WESLEY AVE OCEAN CITY, NJ	08226
804 7	811 WESLEY AVE 08804 L744A	4C	PIERSON, TIMOTHY TRUSTEE ETAL 9359 OLD COURTHOUSE RD VIENNA, VA	22182

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
804 8	807 WESLEY AVE OB804 L742		2	MARTIN, JOHN & AUDREY MARTIN TSTEEES 404 EVERGREEN AVE WESTMONT, NJ	08109	
804 9	801 WESLEY AVE OB804 L738		4A	FIRST KNIGHT 916 WESLEY LLC 801 ASBURY AVE, STE 601 OCEAN CITY, NJ	08226	
804 10	612 EIGHTH ST OB804 L877E		4A	JGJ RENTALS LLC 17 RIDGEWOOD CT NORTHFIELD, NJ	08225	
804 11	618 EIGHTH ST OB804 L877C		4A	618 E 8TH STREET LLC 11 DIRT RD MARMORA, NJ	08223	
804 12	800 OCEAN AVE OB 804,L877A,B,879A 23.42X12.5		4A	800 OCEAN AVENUE, LLC 100 RANDOLPH BLVD MARMORA, NJ	08223	
804 12.01	808 OCEAN AVE		1	800 OCEAN AVENUE, LLC 100 RANDOLPH BLVD MARMORA, NJ	08223	
805 12	800A,B,C WESLEY AVE OB805 L737		4A	OC RIVERBOAT MANSION LLC 800C WESLEY AVE OCEAN CITY, NJ	08226	
805 13	804 WESLEY AVE OB805 L739		4C	MARATEA, MARIA P TRUSTEE 3703 CHADBURY RD MT LAUREL, NJ	08054	
805 14	808 WESLEY AVE OBL805 L741		2	VASSEVA, MIRA VLADIMIROVA 708 E 6TH ST OCEAN CITY, NJ	08226	
805 15	812 WESLEY AVE OB805,L743,745A		2	CHIN, HOK-WAI TRUSTEE 812 WESLEY AVE OCEAN CITY, NJ	08226	
805 16	816A-F WESLEY AVE OB805 L745B		2	MCMENAMIN, PATRICK M 8954 MADISON AVE NE BAINBRIDGE ISLAND, WA	98110	
805 17.01 C820	820-822 WESLEY AVE		2	REILLY, WILLIAM P & WENDY A 5680 ROYAL OAK HOLLYWOOD, FL	33312	
805 17.01 C822	820-822 WESLEY AVE		2	REILLY, WILLIAM P & WENDY A 5680 ROYAL OAK WAY FT LAUDERDALE, FL	33312	

CONDOMINIUM'S

*PLEASE CONTACT PROPERTY MANAGEMENT/PRESIDENT OF CONDO ASSOCIATION:

B - 804
L - 13

BISCAYNE SUITES (64 UNITS)
C/O MELBA DAVIS
812-820 OCEAN AVENUE
OCEAN CITY, NJ 08226

B - 804
L - 17

SIFTING SANDS (50 UNITS)
C/O MELBA DAVIS
840 OCEAN AVENUE
OCEAN CITY, NJ 08226

UTILITIES COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

VERIZON ENGINEERING DEPT
10 TANSBORO RD FLR 2
BERLIN, NJ 08009

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

NEW JERSEY AMERICAN WATER CO.
JAMES RUNZER, MANAGER
3215 FIRE ROAD
EGG HARBOR TWP, NJ 08234-5857

XFINITY/COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVENUE
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 NJSA 40:55D-12.

REV: 4/2026

Fax:



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-399-8419

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: FIRST KNIGHT 916 WESLEY, LLC

BLOCK: 804 LOT: 9

STREET ADDRESS: 801 Wesley Avenue

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of Current
Taxes paid through September 30, 3rd quarter 20 26

Remarks: _____

Terence Graff
Tax Collector

9/29/26
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

MANOS LAW FIRM, LLC

Elias T. Manos, Esq. – NJ Attorney ID #026092004

2408 New Road, Suite 2

Northfield, New Jersey 08225

Phone: (609) 335-1873

Facsimile: (609) 257-6075

Email: leo@manoslawfirm.com

Solicitor for the City of Ocean City

Historic Preservation Commission

APPLICATION OF DUNCAN REAL
ESTATE INVESTMENTS, LLC FOR
APPROVAL OF DEMOLITION AND NEW
CONSTRUCTION FOR BLOCK 804, LOT
9 LOCATED AT 801 WESLEY AVENUE

CITY OF OCEAN CITY

HISTORIC PRESERVATION COMMISSION

HPC-26-001

RESOLUTION

THIS MATTER, having been heard by the City of Ocean City Historic Preservation Commission (sometimes referred to hereafter as the "Commission") on June 2, 2026 at a regularly scheduled meeting at City Hall of the City of Ocean City, 861 Asbury Avenue, Ocean City, NJ, and a quorum being present; and

WHEREAS, the Applicant, Duncan Real Estate Investments, LLC ("Applicant"), is seeking approval from the Commission to demolish the existing structure and construct two new mixed use buildings consisting of commercial on the ground floor and residential on the upper floors (as described more fully herein) on property that will require a two lot minor subdivision approval from the City of Ocean City Planning Board identified as Block 804, Lot 9 on the City of Ocean City Tax Map, which property is located at 801 Wesley Avenue; and

WHEREAS, the Applicant was represented at the hearing by Jon D. Batastini, Esquire; and

WHEREAS, the City of Ocean City Historic Preservation Commission has reviewed the application submitted by the Applicant together with all attachments and all exhibits submitted with the application and during the course of the hearing; and

WHEREAS, the Commission heard the testimony of its professional consulting architect, Michael Calafati, AIA, LEED AP, of Michael Calafati Architect, LLC, and reviewed and received his report dated May 26, 2026; and

WHEREAS, the Board has also heard the testimony from the Applicant's professional architect and planner, Andrew Bechtold, RA, PP; and

WHEREAS, no one spoke during the public portion of the hearing; and

WHEREAS, the City of Ocean City Historic Preservation Commission, based upon the application submitted, the report and testimony of the Commission's professional consulting architect, and the testimony presented on behalf of the Applicant, as well as all plans and exhibits from the Applicant, makes the following findings of fact and conclusions of law:

1. The Applicant is, as noted, Duncan Real Estate Investments, LLC and the subject property is located at 801 Wesley Avenue.
2. The owner of the property is First Knight 916 Wesley LLC. The Applicant is the contract purchaser of the property and has the signed consent of the owner to make this application.
3. The subject property is known as Block 804, Lot 9 on the City of Ocean City Tax Map.
4. The property is located in the City of Ocean City's Historic Preservation District at the corner of Wesley Avenue and Eighth Street, with alley access off of Eighth Street. The property is the site of an existing one-story masonry building which was formerly the Knight Pharmacy. The owner of the property previously appeared before the Commission and obtained approvals to demolish the existing building and construct a new mixed use building consisting of ground floor commercial space and four multilevel residential units above the commercial space. The previously approved plan was for one building and the four residential units containing a total

of 20 bedrooms. The prior approval for that mixed use building was memorialized by the Commission in a written Resolution (Application No. HPC22-004) adopted on November 8, 2022. The existing building on the property has yet to be demolished and the approved mixed use building was never constructed.

5. The Applicant is now seeking reapproval to demolish the existing building on the property and, instead of constructing one mixed use building, is seeking approval to construct two separate mixed used buildings on the property. The proposal will require subdivision (and potentially other relief) from the City of Ocean City Planning Board to create two new lots, those being a corner lot and an interior lot, with each proposed new mixed use building being on its own lot. Both proposed new buildings will contain commercial and parking on the ground floor, with three residential units in each of the buildings on the two floors above the ground floor. While the current proposal is for six total residential units with 22 total bedrooms (which is an increase from the previously approved four residential units with 20 total bedrooms), the total square footage of commercial space has increased and the total square footage for the residential units have decreased from what was previously approved. The corner building is proposed to contain a wrap around porch along Wesley Avenue and Eighth Street and the interior building is proposed to contain a porch along Wesley Avenue. Dormers and ascending massing are proposed to assist with breaking up the look of the buildings and their bulk. The proposed buildings are of a High Victorian (Second Empire) Revival style with mansard roofs. Other proposed exterior materials include brick veneer, clapboard, board and batten cementitious siding with generous casings at door and window locations, 2 over 2 muntin windows, brackets at the roof lines, slate-look composite shingle roofing and a railing system. The Applicant also agreed to certain modification suggested by the Commission and the Commission's consulting architect during the course of the

hearing, including providing for drop beams on both buildings and working with the Commission's consulting architect as to the size and spacing of the porch railings for the buildings. The proposal by the Applicant, subject to any modifications required and agreed upon, is shown more fully on the architectural plans submitted with the application and presented to the Board prepared by Andrew Bechtold of Thomas/Bechtold Architecture & Engineer dated May 8, 2026 (5 sheets), as well as the rendering provided by the Applicant during the course of the hearing.

Based upon the testimony and evidence presented, the City of Ocean City Historic Preservation Commission makes the following additional findings of fact and conclusions of law, and decision:

The Applicant is seeking reapproval to demolish the existing building on the property and approval to construct two separate mixed used buildings on the property. The proposal will require subdivision and potentially other relief from the City of Ocean City Planning Board to create two new lots, those being a corner lot and an interior lot, with each proposed new mixed use building being on its own lot. Both proposed new buildings will contain commercial and parking on the ground floor, with three residential units in each of the buildings on the two floors above the ground floor.

The Applicant previously obtained approval from the Commission to demolish the existing building on the property. The Commission finds that nothing has changed since that time and there is no basis to deny the Applicant reapproval to demolish the existing building on the property. The Commission finds that demolition of the existing building is and remains warranted and hereby grants approval to demolish the existing building on the property.

The Commission also notes that it previously granted the owner of the property approval, as memorialized by the Commission in a written Resolution (Application No. HPC22-004)

adopted on November 8, 2022, to construct a new mixed use building consisting of ground floor commercial space and four multilevel residential units above the commercial space. The Commission finds that although the total number of residential units and bedrooms has increased with the current proposed before it, the overall square footage of residential space has decreased while the commercial component has increased. The Board notes the architectural features presented by the Applicant with the current proposal are similar to those previously approved by the Commission, but notes that the current proposal, containing two separate buildings, provides for less massing and allows for an open corridor between the two buildings. The Board finds that the current proposal by the Applicant, with the agreed upon changes that arose during the course of the hearing, is a better design alternative than that previously approved by the Commission and is consistent with many other buildings in the area. The Board also finds that the Applicant's proposal protects and preserves the heritage and history of the City of Ocean City's Historic Preservation District.

NOW, THEREFORE, BE IT RESOLVED, by the City of Ocean City Historic Preservation Commission at its meeting held on June 2, 2026 that based upon the testimony given and the exhibits presented with the application and at the said hearing, demolition of existing building on the subject property is hereby reapproved.

AND BE IT FUTHER RESOLVED, by the City of Ocean City Historic Preservation Commission at its meeting held on June 2, 2026 that based upon the testimony given and the exhibits presented with the application and at the said hearing, the Applicant's proposal for the two mixed use buildings on the subject property is hereby approved, subject to the revisions noted herein and the conditions of approval noted below.

WHEREAS, a Motion having been made by Ken Cooper and seconded by Jeff Frost, the City of Ocean City Historic Preservation Commission grants reapproval to allow for the demolition of the existing building on the subject property.

Those in Favor: (6) Six Ken Cooper, Dean Chorin, Jeff Frost,
MaryAnn Pionegro-Smith, Robert Williams and
John Loeper

Those Opposed: (0) Zero

AND WHEREAS, a Motion having been made by Ken Cooper and seconded by Jeff Frost, the City of Ocean City Historic Preservation Commission grants approval to the Applicant for the proposed new mixed use buildings on the subject property, as outlined above and subject to the conditions of approval set forth below.

Those in Favor: (6) Six Ken Cooper, Dean Chorin, Jeff Frost,
MaryAnn Pionegro-Smith, Robert Williams and
John Loeper

Those Opposed: (0) Zero

The following conditions shall apply to the approval for the new mixed used project set forth herein:

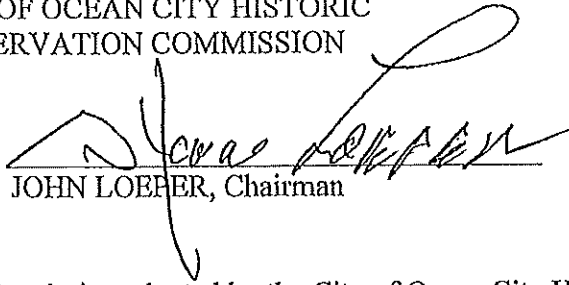
1) The Applicant shall submit revised plans incorporating the modifications and changes requested by the Commission and the Commission's consulting architect during the course of the hearing, which shall be subject to review and approval in the discretion of the Commission's consulting architect. Those revisions shall include, without limitation, providing for drop beams on both buildings, working with the Commission's consulting architect as to the size and spacing of the porch railings for the buildings, and incorporating any other changes or modifications required by the Commission's consulting architect.

2) All representations made by or on behalf of the Applicant during the course of the hearing shall be followed.

3) The Applicant's approval as set forth herein is subject to all other necessary governmental approvals, including but not limited to minor subdivision approval and any other approvals that may be required by the City of Ocean City Planning Board. .

CITY OF OCEAN CITY HISTORIC
PRESERVATION COMMISSION

By:

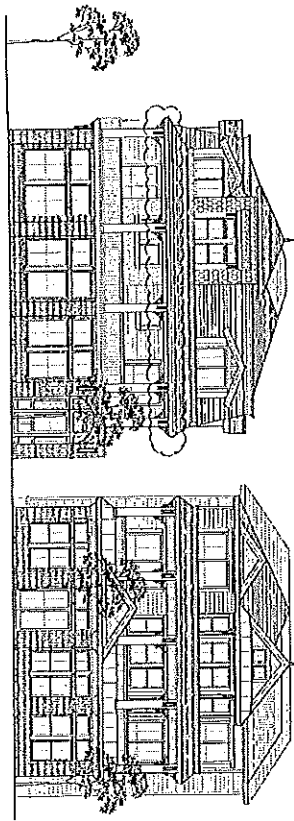

JOHN LOEPER, Chairman

The foregoing is a true copy of the Resolution adopted by the City of Ocean City Historic Preservation Commission at its meeting held on the 7th day of July, 2026.


TERRI L. NEY, Secretary
City of Ocean City Historic
Preservation Commission

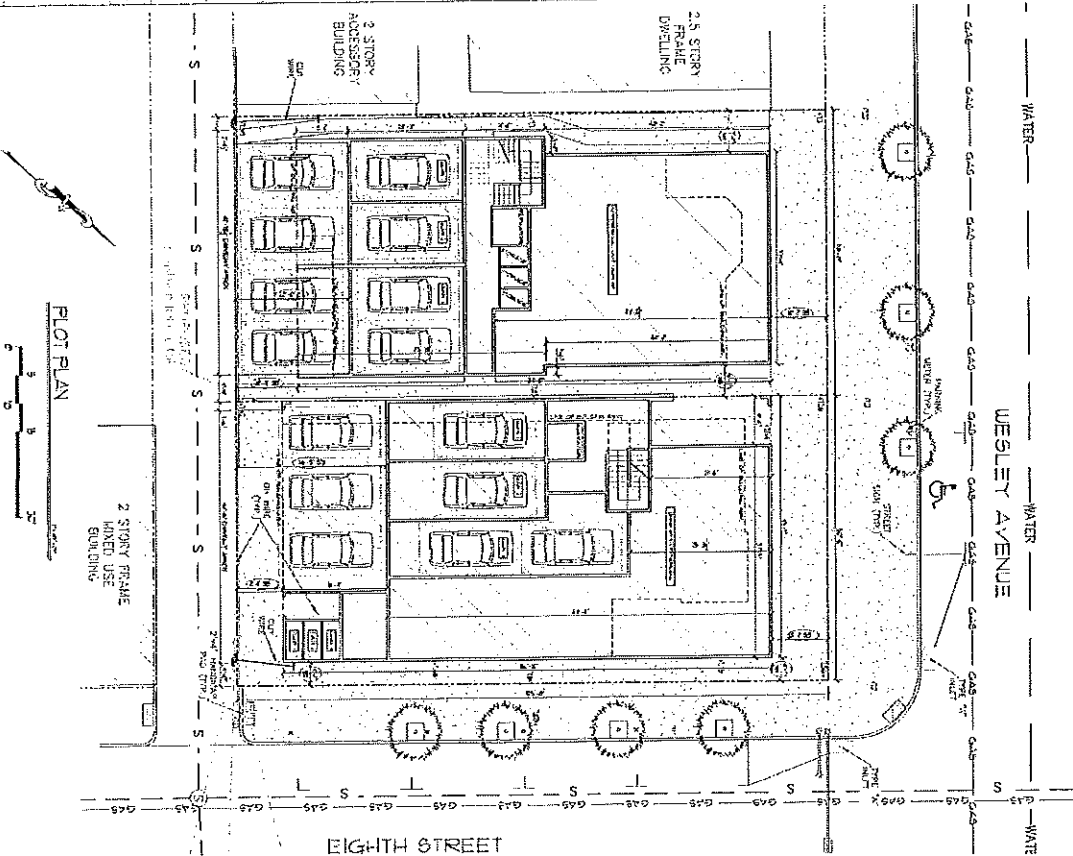
Duncan Homes

801 Wesley Avenue



STREET FACADES

NO.	DESCRIPTION	DATE	BY	CHKD.
1	GENERAL NOTES	10/1/01	TH	TH
2	FOUNDATION	10/1/01	TH	TH
3	FLOOR	10/1/01	TH	TH
4	CEILING	10/1/01	TH	TH
5	WALL	10/1/01	TH	TH
6	DOOR	10/1/01	TH	TH
7	WINDOW	10/1/01	TH	TH
8	ROOF	10/1/01	TH	TH
9	MECHANICAL	10/1/01	TH	TH
10	ELECTRICAL	10/1/01	TH	TH
11	PLUMBING	10/1/01	TH	TH
12	PAINT	10/1/01	TH	TH
13	LANDSCAPE	10/1/01	TH	TH
14	FINISH	10/1/01	TH	TH
15	DETAILS	10/1/01	TH	TH
16	SECTION	10/1/01	TH	TH
17	ELEVATION	10/1/01	TH	TH
18	PLAN	10/1/01	TH	TH
19	FOUNDATION	10/1/01	TH	TH
20	FLOOR	10/1/01	TH	TH
21	CEILING	10/1/01	TH	TH
22	WALL	10/1/01	TH	TH
23	DOOR	10/1/01	TH	TH
24	WINDOW	10/1/01	TH	TH
25	ROOF	10/1/01	TH	TH
26	MECHANICAL	10/1/01	TH	TH
27	ELECTRICAL	10/1/01	TH	TH
28	PLUMBING	10/1/01	TH	TH
29	PAINT	10/1/01	TH	TH
30	LANDSCAPE	10/1/01	TH	TH
31	FINISH	10/1/01	TH	TH
32	DETAILS	10/1/01	TH	TH
33	SECTION	10/1/01	TH	TH
34	ELEVATION	10/1/01	TH	TH
35	PLAN	10/1/01	TH	TH
36	FOUNDATION	10/1/01	TH	TH
37	FLOOR	10/1/01	TH	TH
38	CEILING	10/1/01	TH	TH
39	WALL	10/1/01	TH	TH
40	DOOR	10/1/01	TH	TH
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55	CEILING	10/1/01	TH	TH
56	WALL	10/1/01	TH	TH
57	DOOR	10/1/01	TH	TH
58	WINDOW	10/1/01	TH	TH
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78	ELECTRICAL	10/1/01	TH	TH
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83	DETAILS	10/1/01	TH	TH
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91	DOOR	10/1/01	TH	TH
92	WINDOW	10/1/01	TH	TH
93	ROOF	10/1/01	TH	TH
94	MECHANICAL	10/1/01	TH	TH
95	ELECTRICAL	10/1/01	TH	TH
96	PLUMBING	10/1/01	TH	TH
97	PAINT	10/1/01	TH	TH
98	LANDSCAPE	10/1/01	TH	TH
99	FINISH	10/1/01	TH	TH
100	DETAILS	10/1/01	TH	TH



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WWW.GVTHOMAS.NET

559 SHORE ROAD, SOMERS POINT, NEW JERSEY

HISTORIC BOARD
EXHIBIT

WESLEY AVE
ELEVATIONS & SITE
PLAN

DUNCAN
801 WESLEY AVE.
LOT: 9 BLOCK: 804
OCEAN CITY, NJ

HC Approved

RECEIVED
4/15/02

DATE: 4-15-02

BY: TH

NO: 3502

DATE: 4-15-02

NO: 145-1

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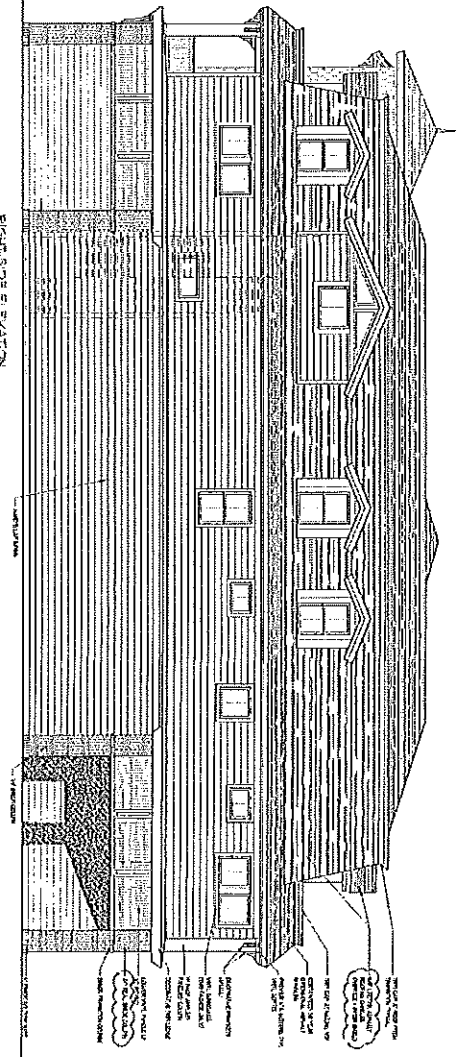
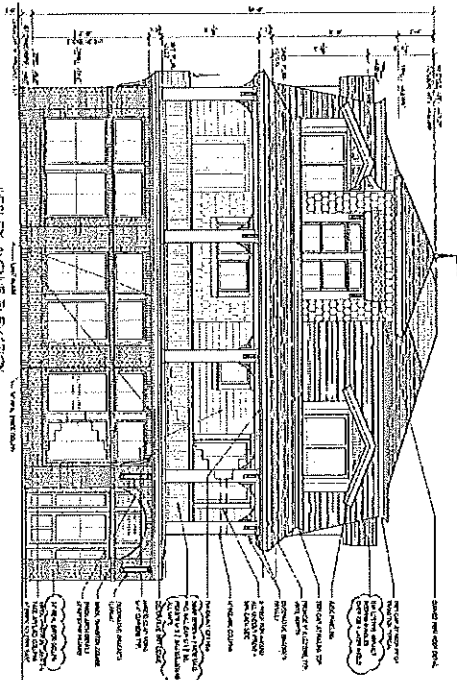
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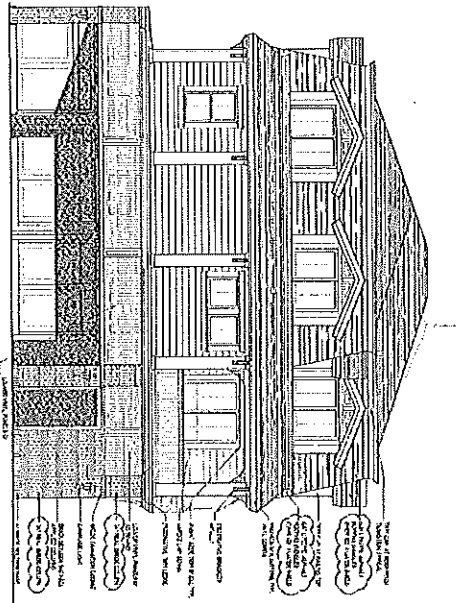
559 SHORE ROAD, SOMERS POINT, NEW JERSEY

CORNER BUILDING

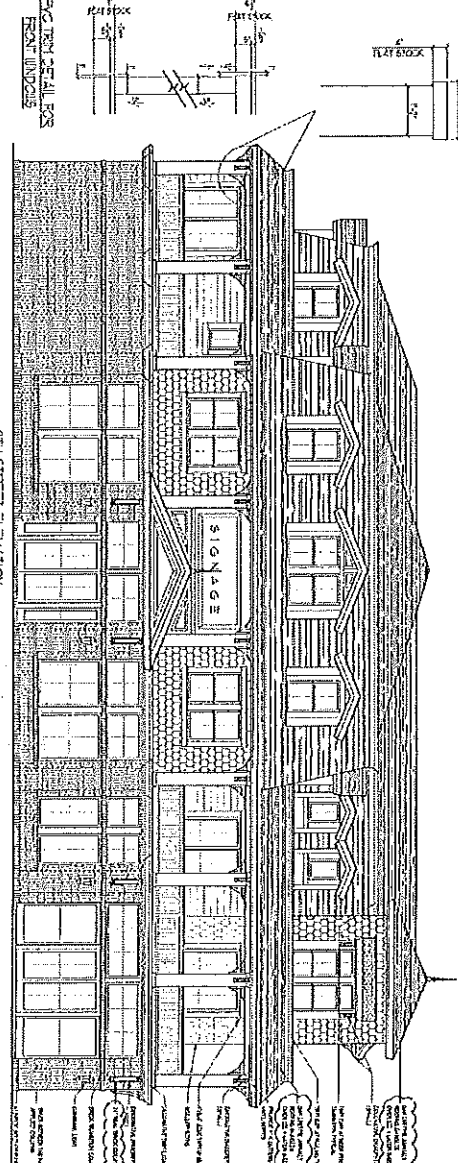


FRONT ELEVATION

RIGHT SIDE ELEVATION



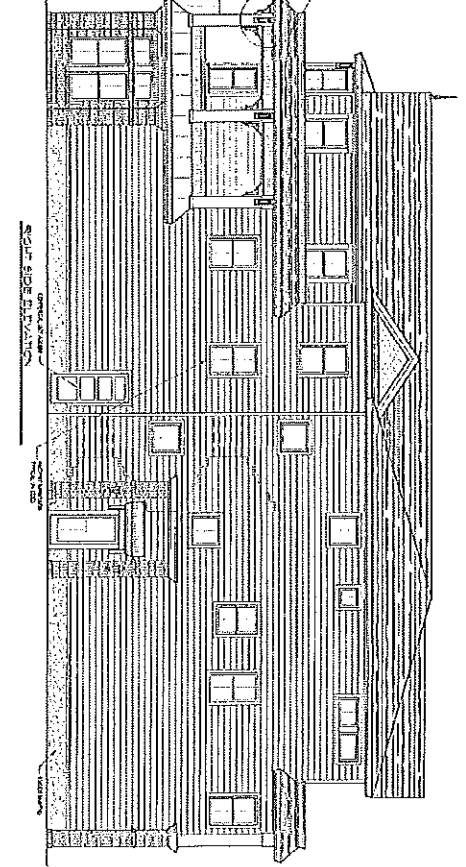
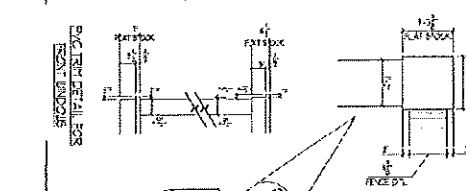
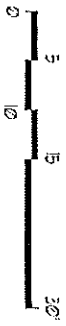
ALLEY ELEVATION



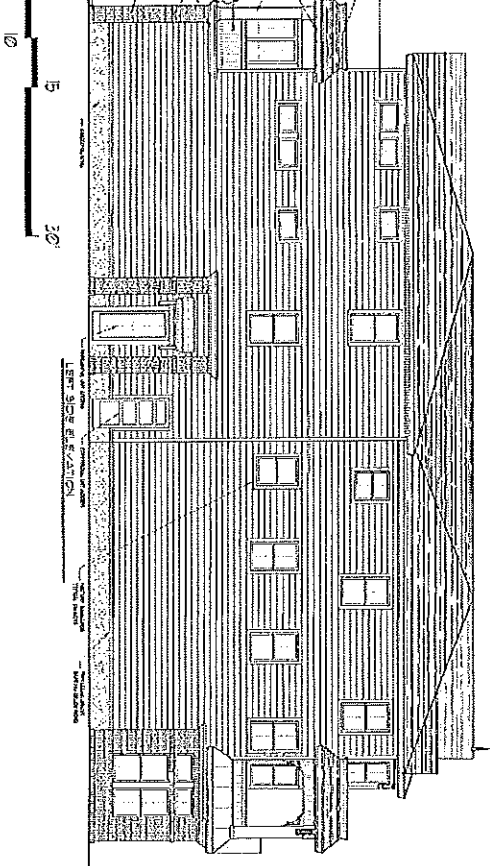
LEFT STREET ELEVATION



THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING P. (609) 927-5050 F. (609) 927-3370 WWW.GWTHOMAS.NET 599 SHORE ROAD SOMERS POINT NEW JERSEY 08076		HISTORIC BOARD EXHIBIT CORNER LOT ELEVATIONS & DETAILS		DUNCAN 201 WESLEY AVE. LOT: 9 BLOCK: 204 OCEAN CITY, NJ	
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SCALE 1/8" = 1'-0" 3/16" = 1'-0" 1/4" = 1'-0" 5/16" = 1'-0" 3/8" = 1'-0" 1/2" = 1'-0" 5/8" = 1'-0" 3/4" = 1'-0" 7/8" = 1'-0" 1" = 1'-0" 1 1/8" = 1'-0" 1 1/4" = 1'-0" 1 1/2" = 1'-0" 1 3/4" = 1'-0" 2" = 1'-0" 2 1/4" = 1'-0" 2 1/2" = 1'-0" 2 3/4" = 1'-0" 3" = 1'-0" 3 1/4" = 1'-0" 3 1/2" = 1'-0" 3 3/4" = 1'-0" 4" = 1'-0" 4 1/4" = 1'-0" 4 1/2" = 1'-0" 4 3/4" = 1'-0" 5" = 1'-0" 5 1/4" = 1'-0" 5 1/2" = 1'-0" 5 3/4" = 1'-0" 6" = 1'-0" 6 1/4" = 1'-0" 6 1/2" = 1'-0" 6 3/4" = 1'-0" 7" = 1'-0" 7 1/4" = 1'-0" 7 1/2" = 1'-0" 7 3/4" = 1'-0" 8" = 1'-0" 8 1/4" = 1'-0" 8 1/2" = 1'-0" 8 3/4" = 1'-0" 9" = 1'-0" 9 1/4" = 1'-0" 9 1/2" = 1'-0" 9 3/4" = 1'-0" 10" = 1'-0" 10 1/4" = 1'-0" 10 1/2" = 1'-0" 10 3/4" = 1'-0" 11" = 1'-0" 11 1/4" = 1'-0" 11 1/2" = 1'-0" 11 3/4" = 1'-0" 12" = 1'-0" 12 1/4" = 1'-0" 12 1/2" = 1'-0" 12 3/4" = 1'-0" 13" = 1'-0" 13 1/4" = 1'-0" 13 1/2" = 1'-0" 13 3/4" = 1'-0" 14" = 1'-0" 14 1/4" = 1'-0" 14 1/2" = 1'-0" 14 3/4" = 1'-0" 15" = 1'-0" 15 1/4" = 1'-0" 15 1/2" = 1'-0" 15 3/4" = 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LEWIS & CLARK



DATE 08-27-2019	DRAWN BY C. J. WILSON	CHECKED BY J. L. WILSON	SCALE AS SHOWN	SHEET NO. 1 OF 1	TITLE INTERIOR LOT ELEVATIONS	PROJECT NO. 17642	CLIENT THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING	LOCATION 399 SHORE ROAD SCARF POINT NEW JERSEY	DESIGNER ANDREW BECHTOLD	HISTORIC BOARD EXHIBIT	DUNCAN 801 WESLEY AVE. LOT. 9 BLOCK. 804 OCEAN CITY, NJ
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761 Asbury Avenue - Suite 201
Ocean City, New Jersey 08226
(609) 399-6900
Attorneys for the Ocean City Planning Board

IN THE MATTER OF THE APPLICATION
OF FIRST KNIGHT 916 WESLEY, LLC
FOR PRELIMINARY AND FINAL
MAJOR SITE PLAN APPROVAL,
CONDITIONAL USE APPROVAL, AND
VARIANCES FOR BLOCK 804, LOT 9

OCEAN CITY PLANNING BOARD

APPLICATION NO. PBA 22-037

DECISION AND RESOLUTION

BACKGROUND OF DECISION AND RESOLUTION

1. FIRST KNIGHT 916 WESLEY, LLC ["Applicant"] is the owner of certain lands and premises located in the City of Ocean City known as Block 804, Lot 9 as shown on the current official tax map for the City of Ocean City, New Jersey commonly known as 801 Wesley Avenue, Ocean City, New Jersey ["Property"].

2. The Applicant has made application to the Ocean City Planning Board for (i) preliminary and final major site plan approval to construct a new four-story mixed-use building consisting of a commercial use (or uses) on the first floor and four (4), five (5) bedroom residential units on each of the second floor, third floor, and fourth floor together with sixteen (16) off-street parking spaces at the Property which is located in the CB, Central Business Zone; (ii) conditional use approval for the second, third floor, and fourth floor residential units; and, (iii) variances to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be incorporated in the

proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone. The Applicant also seeks a design waiver to retain existing accessible curb ramps to the public right-of-way abutting the project site. All existing structures, improvements and any existing concrete or flat work (except the existing accessible curb ramps) now located on the Property are to be demolished and removed.

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 April 5, 2022.

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 March 8, 2023 ["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 March 7, 2023 ["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 Daniel J. Young, Esquire at the time of public hearing. Mr. Young presented the Applicant's application for preliminary and final major site plan, conditional use approval, variances, and design waiver in respect of the Property. The Property is located in the CB, Central Business Zone and is identified as Block 804, Lot 9 as shown on the current official tax map for the City of Ocean City, New Jersey. The street address of the Property is 801 Wesley Avenue, Ocean City, New Jersey. Mr. Young indicated that it was the Applicant's intention to construct a new four-story mixed-use building consisting of a commercial use (or uses) on the first floor and four (4), five (5) bedroom residential units on each of the second floor, third floor, and fourth floor together with sixteen (16) off-street parking spaces at the Property which is located in the CB, Central Business Zone. A conditional use approval is required for the second, third, and fourth floor residential units. Variances to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be

incorporated in the proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone are required for the project development. The Applicant also seeks a design waiver to permit retention of accessible curb ramps to the public right-of-way abutting the project site.

Jason Sciullo, P.E. & P.P. was the first witness to testify in respect of the application. Mr. Sciullo is a professional engineer and professional planner and was recognized by the Ocean City Planning Board as an expert. Mr. Sciullo is the engineer and planner engaged by the Applicant in respect of the preliminary and final major site plan approval, conditional use approval, variances, and design waiver for the Property. Mr. Sciullo provided a general description of the Property and the proposed preliminary and final major site plan, conditional use, and variances for the Property. Mr. Sciullo provided an overview of the project development. Mr. Sciullo testified concerning the conditional use standards applicable for the project development and opined that the project as proposed satisfied the conditional use standards to permit residential dwellings on the second floor, third floor, and fourth floor of the new building. He testified that all parking requirements for the residential uses were satisfied and that the Applicant was seeking a variance up to the maximum of twelve (12) parking spaces for the commercial use(s). He identified all of the variances required for the project development. He identified the design waiver required by the Applicant.

The Applicant proceeded under the c. (2) criteria of N.J.S. 40:55D-70 in presenting its proofs for the variances requested and Mr. Sciullo testified using the c. (2) criteria of N.J.S. 40:55D-70 as the basis for his professional testimony and opinions.

He testified that the new building satisfied several purposes of zoning as detailed in N.J.S. 40:55D-2. He testified that the proposed project satisfied several purposes of zoning identified in N.J.S. 40:55D-2 a. (appropriate use of land), b. (safety from flood) c. (provision of adequate light, air, and open space), e. (promotion of appropriate population densities), and i. (promotion of a desirable visual environment). He testified that the proposed project was consistent with the Master Plan for the City of Ocean City. He testified that the proposed porches/decks for the new building proposed by the Applicant were consistent with other buildings in the neighborhood and offered that the proposed porches and decks enhanced the appearance of the building and otherwise provided a benefit for each residential unit. He testified that the proposed new residential units catered towards year-round residents. He testified that new curbing and sidewalk would be installed along both 8th Street and Wesley Avenue. He indicated that new street trees would be installed on Wesley Avenue and those currently installed on 8th Street would remain. He identified on site landscaping and testified that a driveway on Wesley Avenue would be removed resulting in added street parking. He testified that density is one half of what is permitted and that the building height is 38 feet, 2 feet less than what is permitted by the conditional use standards for residential use standards as outlined in the ordinance. He testified that ample parking of four (4) parking spaces per residential unit for a total of sixteen (16) parking spaces was provided for on site. He further testified that the building would be flood proofed. There was a request made by

a neighboring property owner of the Applicant to locate the new building closer to 8th Street, thus providing a larger buffer along the west side of the building. The Applicant honored this request, thus a front yard setback variance is required.

Mr. Sciullo testified that there was no detriment resulting from the proposed preliminary and final major site plan, conditional use approval, variances, and design waiver requested by the Applicant. He testified further that there was a benefit to the public by granting the preliminary and final major site plan, conditional use approval, and variances, especially when taking into consideration the purposes of zoning detailed in N.J.S. 40:55D-2 identified above, the permitted uses of the Property, including the conditional use proposed by the Applicant, the aesthetic quality of the proposed new building, the enhanced visual environment offered by the proposed project, the intent of the CB, Central Business Zone, and the nature of the variances requested by the Applicant. In summarizing the testimony, Mr. Sciullo offered his expert opinion that the positive criteria consistent with N.J.S. 40:55D-70 c. (2) to grant the variance relief requested by the Applicant were satisfied and particularly as to the c. (2) criteria, that the benefits of any deviation permitting the variance relief would substantially outweigh any detriment and that the negative criteria consistent with the standards required in N.J.S. 40:55D-70 were likewise satisfied, indicating that the relief requested by the Applicant, could, in his professional opinions, be granted without any substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

During Mr. Sciullo's testimony, two (2) exhibits marked as follows were received by the Ocean City Planning Board:

1. Exhibit A-1 (Architectural rendering); and
2. Exhibit A-2 (Color site rendering).

William McLees, R.A. was the next witness to testify in respect of the application. Mr. McLees is a registered architect and was recognized by the Ocean City Planning Board as an expert. Mr. McLees is the architect engaged by the Applicant in respect of the preliminary and final major site plan approval, conditional use approval, variances, and design waiver for the Property. Mr. McLees offered general testimony about the proposed project and testified specifically that the bike racks shown on Exhibit A-1 are not included in the final site plan.

During and upon completion of Mr. Sciullo's and Mr. McLees' testimony, questions by Ocean City Planning Board Members were addressed.

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. Checklist waivers were identified. The Applicant will comply with (i) the Planner's Report (as corrected) and (ii) the Engineer's Report, as agreed by Applicant's counsel, Mr. Young. If necessary, the site 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 April 5, 2023.

5. Upon completion of Mr. Young'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. The following members of the public testified or offered comments in respect of the application:

1. Audrey Martin, 807 Wesley Avenue—General comments, opposition to the parking variance request and concerns about the 4th floor of the building.

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 site plan approval** to construct a new four-story mixed-use building consisting of a commercial use (or uses) on the first floor and four (4), five (5) bedroom residential units on each of the second floor, third floor, and fourth floor together with sixteen (16) off-street parking spaces at the Property which is located in the CB, Central Business Zone; (ii) **conditional use approval** for the second, third floor, and fourth floor residential units; and, (iii) **variances** to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be incorporated in the proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone. The Applicant also seeks a design waiver to retain existing accessible curb ramps in the public right of way abutting the project site. All existing structures, improvements and any existing concrete or flat

work (except the existing accessible curb ramps) now located on the Property are to be demolished and removed.

Under the Municipal Land Use Law, N.J.S. 40:55D-1 *et seq* and particularly, N.J.S. 40:55D-60, a Planning Board, when considering a site plan, as in this case, may grant variances as provided for in N.J.S 40:55D-70 c. The Applicant has the burden of proof to satisfy both the positive and negative criteria necessary to grant the variance relief requested. The Applicant must satisfy certain specific proofs which are enunciated in N.J.S 40:55D-70 c. Specifically, pursuant to N.J.S 40:55D-70 c. (2), the Applicant may be entitled to relief, if the Applicant can demonstrate that in a particular circumstance relating specifically to the Property, the purposes of the Municipal Land Use Law would be advanced by allowing a deviation from the Ocean City Zoning and Land Development Ordinance requirements and the benefits of any deviation will substantially outweigh any detriment. In those instances, variance relief may be legally granted. The categories specifically enumerated above constitute the affirmative proofs necessary in order to obtain "bulk" or c. variance relief. Finally, the Applicant must also show that the variance relief requested can be granted without any substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and Ocean City Zoning and Land Development Ordinance. It is only in those instances when an applicant has satisfied the statutory criteria, that a Planning Board acting pursuant to statutory and case law can grant relief. The burden of proof is upon the Applicant to establish these criteria.

Based upon the application, plans and documents, reports, and testimony, including the expert opinions furnished by Mr. Sciullo, 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. Specifically, as it pertains to the c. variance relief sought by the Applicant, the Ocean City Planning Board finds that: 1. The c. (2) criteria to grant the variances to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be incorporated in the proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone have been satisfied and, specifically as to the c. (2) criteria, the purposes of the Municipal Land Use Law would be advanced by a deviation from the Ocean City Zoning and Land Development Ordinance and the benefits of the deviation would substantially outweigh any detriment, taking into consideration the purposes of zoning detailed in N.J.S. 40:55D-2 a. (appropriate use of land), b. (safety from flood), c. (provision of adequate light, air, and open space), e. (promotion of appropriate population densities), and i. (promotion of a desirable visual environment), the permitted uses of the Property, including the conditional use proposed by the Applicant, the aesthetic quality of the proposed new building, the enhanced visual environment offered by the proposed project, the intent of the CB, Central Business Zone, and the nature of the variances requested by the Applicant; and, 2. There is no evidence whatsoever before the Ocean City Planning Board that the preliminary and final major site plan, conditional use approval, variances, and design and checklist waivers as

requested, if approved and granted, would have a substantial detriment to the public good or substantially impair the intent and purpose of the zone plan and the Ocean City Zoning and Land Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Ocean City Planning Board on April 5, 2023 that the application made by the Applicant, FIRST KNIGHT 916 WESLEY, LLC requesting land use approvals is determined as follows: (i) preliminary and final major site plan approval to construct a new four-story mixed-use building consisting of a commercial use (or uses) on the first floor and four (4), five (5) bedroom residential units on each of the second floor, third floor, and fourth floor together with sixteen (16) off-street parking spaces at the Property which is located in the CB, Central Business Zone; (ii) conditional use approval for the second, third floor, and fourth floor residential units; and, (iii) variances to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be incorporated in the proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone 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 (as corrected) 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 April 5, 2023.

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 April 5, 2023.

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 design waiver to permit the Applicant to retain the accessible curb ramps to the public right-of-way abutting the project site 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.

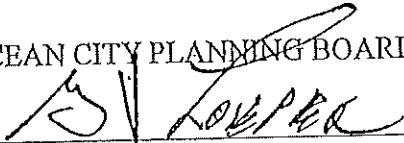
I. Eating establishments including but not limited to cafes, coffee shops, luncheonettes, pizzerias, restaurants and snack shops, candy, nut, confectionery stores, and bakeries shall not be prohibited or limited at any time or by any means including, but not limited to conditions contained within a master deed, deed restriction, Certificate of Occupancy, Mercantile License, Certificate of Zoning Compliance or other instrument.

J. All existing structures, improvements and any existing concrete or flat work (except the existing accessible curb ramps) now located on the Property are to be demolished and removed.

K. The Applicant shall comply with all provisions of the Ocean City Zoning and Land Development Ordinance, including without limitation § 25-1500.10.3 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 Bekier on April 5, 2023["Adams Motion"]. The vote on the Adams Motion was five (5) in favor of and zero (0) against with Ocean City Planning Board Members, Adams, Sheppard, Allegretto, Bekier, and Loeper all voting in the affirmative.

OCEAN CITY PLANNING BOARD


JOHN LOEPER,
CHAIRPERSON

Dated: May 3, 2023

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 April 5, 2023 memorialized herein pursuant to N.J.S. 40:55D-10 g. (2) on May 3, 2023. This resolution has been filed in the office of the Board and is available for inspection upon request.


JAIME M. FELKER,
Secretary, Ocean City Planning Board

GARY R. GRIFFITH, ESQUIRE
GRIFFITH and CARLUCCI, P.C.
761 Asbury Avenue - Suite 201
Ocean City, New Jersey 08226
(609) 399-6900
Attorneys for the Ocean City Planning Board

IN THE MATTER OF THE APPLICATION
OF FIRST KNIGHT 916 WESLEY, LLC
FOR PRELIMINARY AND FINAL
MAJOR SITE PLAN APPROVAL,
CONDITIONAL USE APPROVAL, AND
VARIANCES FOR BLOCK 804, LOT 9

OCEAN CITY PLANNING BOARD

APPLICATION NO. PBA 22-037

DECISION AND RESOLUTION
(EXTENSION)

BACKGROUND OF DECISION AND RESOLUTION

1. FIRST KNIGHT 916 WESLEY, LLC ["Applicant"] is the owner of certain lands and premises located in the City of Ocean City known as Block 804, Lot 9 as shown on the current official tax map for the City of Ocean City, New Jersey commonly known as 801 Wesley Avenue, Ocean City, New Jersey ["Property"].

2. Previously, the Applicant made application to the Ocean City Planning Board for (i) **preliminary and final major site plan approval** to construct a new four-story mixed-use building consisting of a commercial use (or uses) on the first floor and four (4), five (5) bedroom residential units on each of the second floor, third floor, and fourth floor together with sixteen (16) off-street parking spaces at the Property which is located in the CB, Central Business Zone; (ii) **conditional use approval** for the second, third floor, and fourth floor residential units; and, (iii) **variances** to permit (a) a minimum front yard setback of 5.00 feet on 8th Street; (b) a minimum commercial floor area of 3,132.00 square feet (c) four (4) habitable stories; (d) front porches/decks to be

incorporated in the proposed new four-story mixed-use building; (e) the minimum commercial ceiling height of 10.00 feet; (f) a minimum number of twelve (12) parking spaces for commercial parking requirements, depending upon use; and (g) the proposed development without the inclusion of a truck berth and/or dedicated loading zone. The Applicant also sought a design waiver to retain existing accessible curb ramps to the public right-of-way abutting the project site. All existing structures, improvements and any existing concrete or flat work (except the existing accessible curb ramps) now located on the Property are to be demolished and removed.

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 April 5, 2023. The relief requested in the aforesaid application was approved and granted and the Applicant's land use approvals were memorialized in a Decision and Resolution adopted on May 3, 2023 [the "May 3, 2023 Resolution"].

4. The Applicant now petitions the Ocean City Planning Board as provided for in N.J.S. 40:55D-52 a. for an extension of the period of protection from changes in zoning requirements applicable to the land use approvals memorialized in the May 3, 2023 Resolution as expressed in the correspondence from Daniel J. Young, Esquire to Jaime Felker dated February 11, 2025 ["Young Correspondence"]. A copy of the Young Correspondence is attached to this Decision and Resolution as Exhibit A and expressly made a part hereof. A public hearing in respect of the aforesaid petition was held before the Ocean City Planning Board on April 2, 2025.

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 4 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 paid; and, all notices required by law have been given.

2. The Applicant was represented by Daniel J. Young, Esquire at the time of public hearing. Mr. Young presented the Applicant's petition for an extension of the period of protection from changes in zoning applicable to the land use approvals memorialized in the May 3, 2023 Resolution on April 2, 2025. He requested an extension of time for the land use approvals memorialized in the May 3, 2023 Resolution until May 10, 2028.

3. Austin Sochocky, R.A. was sole witness to testify on behalf of the Applicant. After providing his professional credentials, he was recognized by the Ocean City Planning Board as an expert. He testified that the Applicant has satisfied all of the conditions required in the May 3, 2023 Resolution.

4. The Planner has submitted a Planner's Report dated February 21, 2025 ["Planner'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. Comments from the Planner were received consistent with Planner's Report. The Planner's Report was received by the Ocean City Planning Board.

5. The following member of the public testified and offered comments in respect of the Applicant's petition for extension of the period of protection applicable to the land use approvals memorialized in the May 3, 2023 Resolution:

1. Susan Matthews, 815 Wesley Avenue—In opposition.

6. After Mr. Young completed his presentation on behalf of the Applicant, 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 petitioned the Ocean City Planning Board for an extension of the period of protection from changes in zoning applicable to the land use approvals memorialized in the May 3, 2023 Resolution as expressed in the Young Correspondence and presented by Mr. Young at the time of public hearing on April 2 , 2025.

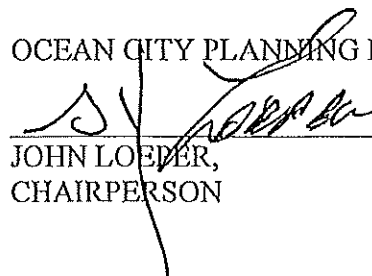
Based upon the Applicant's petition, the Young Correspondence, the presentation made by Mr. Young, the expert testimony provided by Mr. Sochocky, and the Planner's Report, the Ocean City Planning Board finds that the Applicant **has met** the minimum requirements of the Municipal Land Use Law, case law and the Ocean City Zoning and Land Development Ordinance so as to grant the relief requested for an extension of the period of protection from changes in zoning applicable to the land use approvals memorialized in the May 3, 2023 Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Ocean City Planning Board on April 2, 2025 that the Applicant's petition to the Ocean City Planning Board as provided for in N.J.S. 40:55D-52 a. for an extension of the period of protection from changes in zoning requirements applicable to the land use approvals memorialized in the May 3, 2023 Resolution is **APPROVED AND GRANTED** and the Applicant shall have an extended period of time, expiring at the close of business on May 10, 2028, of protection from changes in zoning requirements applicable to the land use approvals memorialized in the May 3, 2023 Resolution.

IT IS FURTHER RESOLVED that the above approval embodied in this Decision and Resolution is subject to all the terms and conditions of the May 3, 2023 Resolution, all of which shall remain in full force and effect except to the extent modified herein.

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 with the conditions aforesaid, made by Ocean City Planning Board Member Bekier and seconded by Ocean City Planning Board Member Adams on April 2, 2025 ["Bekier Motion"]. The vote on the Adams Motion was nine (9) in favor of and zero (0) against with Ocean City Planning Board Members, Bekier, Allegretto, Halliday, Adams, Jessel, Sheppard, Stell, Barnes, and Loeper all voting in the affirmative.

OCEAN CITY PLANNING BOARD



JOHN LOEPER,
CHAIRPERSON

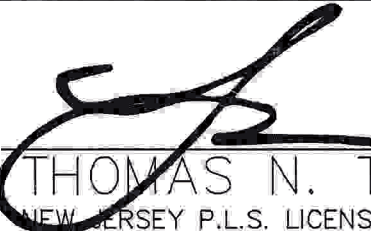
Dated: May 7, 2025

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 April 2, 2025 and memorialized herein pursuant to N.J.S. 40:55D-10 g. (2) on May 7, 2025. This Decision and Resolution has been filed in the Office of the Ocean City Planning Board and is available for inspection upon request.



JAIME M. FELKER,
Secretary, Ocean City Planning Board

08/12/26		DTT		PER REVIEW	
REV DATE:		BY:		REVISION DESCRIPTION:	
MINOR SUBDIVISION PLAT					
DESIGN LAND SURVEYING P.A.					
P.O. BOX 667 TURNERSVILLE, NJ 08012					
PHONE: (856) 374-1134			FAX: (856) 347-1061		
801 WESLEY AVENUE					
LOT 9, BLOCK 804					
OCEAN CITY, CAPE MAY COUNTY					
 THOMAS N. TOLBERT NEW JERSEY P.L.S. LICENSE No. 38608				DRWN: DTT	
				CHECKED: TNT	
				03/02/26	
				DATE: 03/02/26	
				FILE: 2602011	
				DATE	

TAX MAP 1" = 100' PG. 13
6-15

Page #	Parcel ID	Block	Lot	Sub	Property Location Address or APN/Parcel ID	Property Class	Owner Address City, State	Exp. Date
001	001	001	001	001	107 WESTLEY AVE OCEAN CITY 1722		PAULITA, JOHN & ROBERT MARION 191065 406 EVERHARTS AVE WESTCHESTER, MD	01/09
002	002	002	002	002	201 WESTLEY AVE OCEAN CITY 1722	AR	FIRST ESTATE 306 WESTLEY LLC 601 - 605RD AVE, STE 601 OCEAN CITY, MD	08/26
003	003	003	003	003	612 1/2 SOUTH ST OCEAN CITY 17718	AR	301 NANTUXIS LLC 11 HEDDENHURST RD ROCKVILLE, MD	08/22
004	004	004	004	004	818 EIGHTH ST OCEAN CITY 17718	AR	118 E 8TH STREET LLC 11 07TH ST PAINESVILLE, OH	08/23
005	005	005	005	005	800 OCEAN AVE OCEAN CITY, MARYLAND 21824	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
006	006	006	006	006	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
007	007	007	007	007	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
008	008	008	008	008	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
009	009	009	009	009	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
010	010	010	010	010	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
011	011	011	011	011	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
012	012	012	012	012	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
013	013	013	013	013	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
014	014	014	014	014	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
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025	025	025	025	025	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
026	026	026	026	026	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
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032	032	032	032	032	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
033	033	033	033	033	800 OCEAN AVE OCEAN CITY 1722	1	800 OCEAN AVENUE, LLC 300 SANDOZ BLVD MEMPHIS, TN	08/23
034	034	034	034	034	800 O			

8/31/2026	ZONING COMPLIANCE CENTRAL BUSINESS ZONE(CB INTERIOR)				VARIANCE REQUIRED	
	ZONING STANDARD	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED CONDITION CORNER LOT - LOT 9.02	PROPOSED CONDITION INTERIOR LOT - LOT 9.01	
USE	MIXED USE	RETAIL	MIXED USE (3) RESIDENTIAL UNITS AND (1) RETAIL SALES OR PERSONAL SERVICE SHOP	MIXED USE (3) RESIDENTIAL UNITS AND (1) RETAIL SALES OR PERSONAL SERVICE SHOP	NO	
RESIDENTIAL DENSITY	1 UNIT PER 1,452 SF OF LOT AREA / 3 ALLOWED	NA	RESIDENTIAL 3 BEDROOM UNITS / 1 RESIDENTIAL 5 BEDROOMS UNI	2 RESIDENTIAL 3 BEDROOM UNITS / 1 RESIDENTIAL 5 BEDROOM UNIT	NO	
COMMERCIAL FLOOR AREA	50% OF LOT AREA OR 1,500 SF WHICHEVER IS GREATER	2,351 SF	29.7% AND 1,560 SF	31.4% AND 1,649 SF	YES	
MINIMUM LOT AREA	6,000 SF INTERIOR & 7,000 SF CORNER	10,600	5,260 SF, 0.12 ACRES	5,260 SF, .12 ACRES	YES	
MINIMUM LOT WIDTH	60'	100'	50'	50'	YES	
MINIMUM LOT FRONTAGE	60'	100'	50'	50'	YES	
MINIMUM BUILDING SETBACKS						
FRONT	4'	9.07'	10.08' & 4' (2 FRONTS)	10.08'	NO	
SIDE TO COMMERCIAL	0'	3.34'	0' SIDE 4'-1" AGGREGATE	4'-1" SIDE 8'-2" AGGRIGATE	NO	
SIDE TO RESIDENTIAL	4'	56.34'	4' SIDE 8'-1" AGGRE GATE	4'-1" SIDE 8'-2" AGGRIGATE	NO	
REAR	4'	35.78'	8'-1" TO REAR	19'-11" TO REAR	NO	
MINIMUM LOT DEPTH	100'	105'	105'	105'	NO	
MAXIMUM BUILDING HEIGHT FLAT/PITCHED	38' FR 1'ABV BFE	1 STORY	38' FROM ZFE	38' FROM ZFE	NO	
MAXIMUM BUILDING COVERAGE	90%	2,351 SF, 22.39%	3,874 SF, 73.8%	3138 SF, 69.8%	NO	
MAXIMUM IMPERVIOUS COVERAGE	100%	100%	5,238 SF 99.8%	4,776 SF 80.9%	NO	
FLOOR AREA						
GROUND FLOOR	NA	2351	1,560 SF COMMERCIAL, 1,433 SF RESIDENTIAL PARKING	1,649 SF COMMERCIAL, 1,304 SF RESIDENTIAL PARKING	NA	
FIRST FLOOR	NA	NA	2,692 SF RESIDENTIAL AREA	2,526 SF RESIDENTIAL AREA	NA	
SECOND FLOOR	NA	NA	2,269 SF RESIDENTIAL AREA	2,376 SF RESIDENTIAL AREA	NA	
OPEN SPACE	NA	NA			NA	
TOTAL STORIES	3	1	3	3	NA	
SIGNAGE	SHALL CONFORM TO 25-1709.29	FACE APPLIED	SIGNAGE ABOVE COMMERCIAL SPACE	SHALL CONFORM	YES	
HEIGHT OF COMMERCIAL SPACE	12'	9'	12'	12'	NO	
FRONT PORCHES & DECKS	NOT PERMITTED	NA	PORCHES AND DECKS	PORCHES AND DECKS	YES	
FRONT FACE MATERIAL	NO VINYL OR ALUMINUM ON FACE	NO VINYL OR ALUMINUM ON FACE	PROP. HARDIE & COMPOSITE PANELS	PROP. HARDIE & COMPOSITE PANELS	NO	
GLASS REQUIREMENT	45%	NA	45.5% & 45.6%	45.70%	NO	
TREES	REQUIRED	NONE	5	2	NO	
PARKING - COMMERCIAL RESIDENTIAL (2 RESIDENCES)	NONE REQUIRED FOR RETAIL OR PERSONAL SERVICE 2 PER RESIDENCE (3) BEDROOM RES	2 PARKING SPACE 0	3 PARKING REQUIRED RETAIL, PERSONAL SERVICE, OR RESTAURAN 2 PER RESIDENCE (3) BEDROOM RES / 3 PER (5) BEDROOM RES	NO PARKING RETAIL, PERSONAL SERVICE, OR RESTAURANT 2 PER RESIDENCE (3) BEDROOMS, RES. / 3 PER (5) BEDROOM RES.	NO NO	
ACCESS TO PARKING VIA ALLEY	YES	NO	YES	YES	NO	
PARKING SB TO PROP LINE	4'	0' +/-	7'-5"	1'-0"	NO / YES	
PARKING CONFIGURATION	NOT STACKED FOR BUS. STACKED FOR RES	NA	NOT STACKED FOR BUS. STACKED FOR RES	NOT STACKED FOR BUS. STACKED FOR RES.	NO	
PARKING TO BUILDING	4'	NA	1'-0"	1'-0"	YES	
LANDING SIZE	36 SF.	NA	NA	NA	NO	

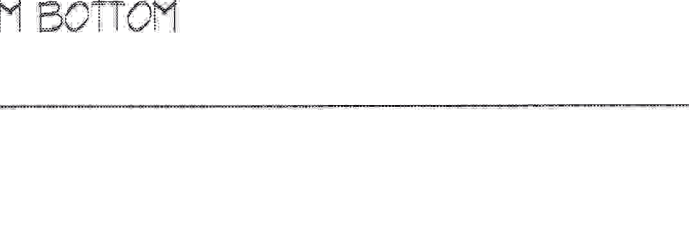
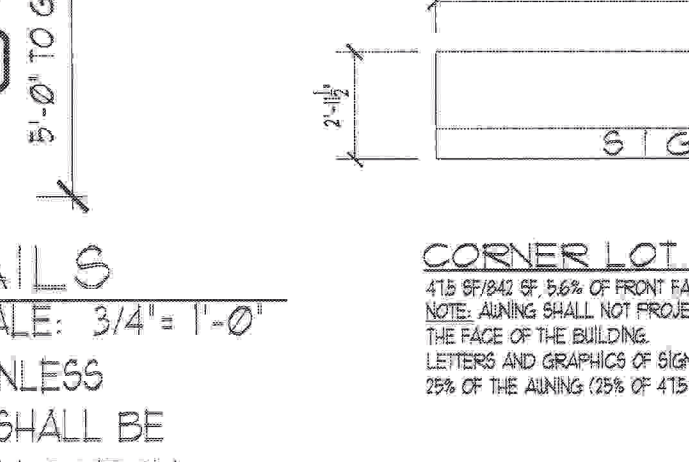
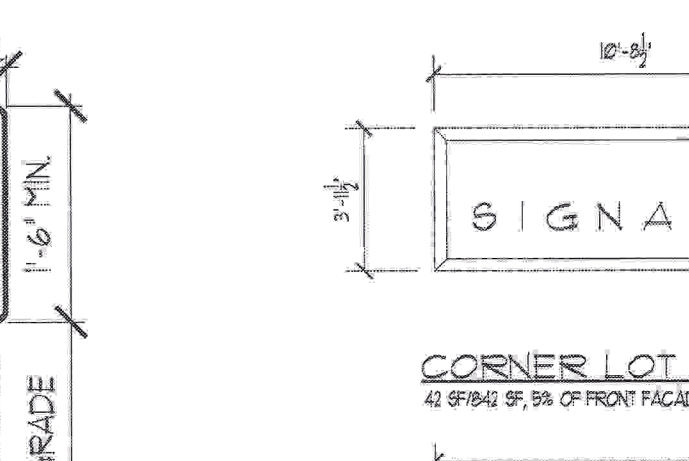
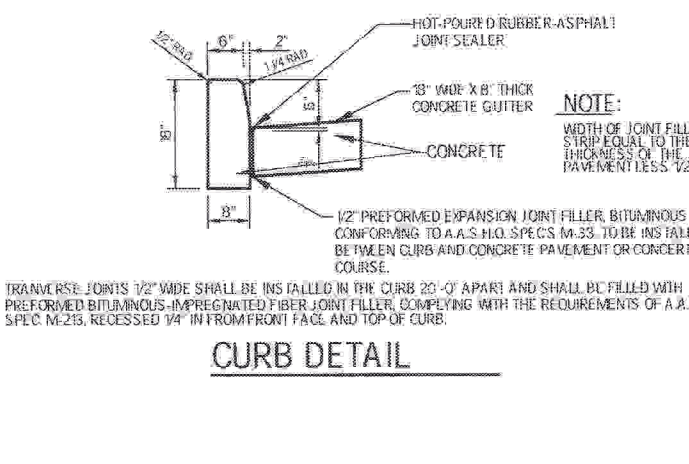
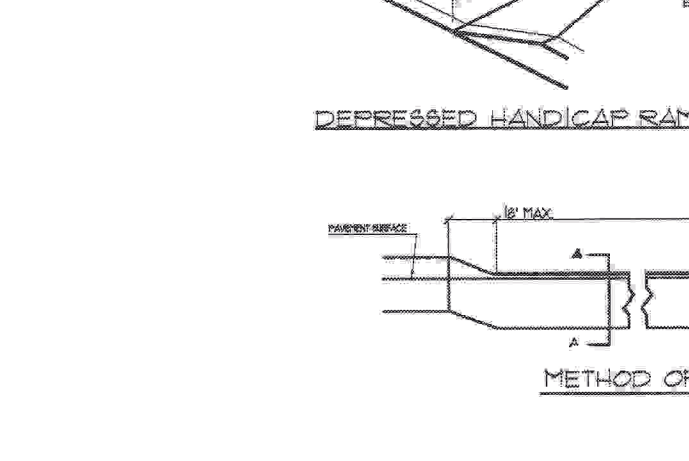
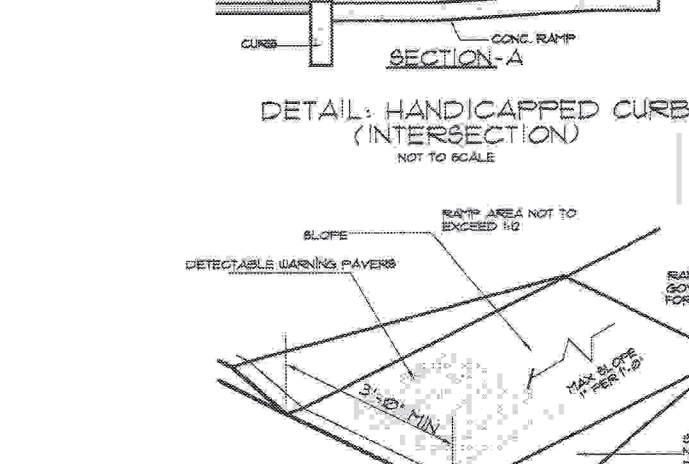
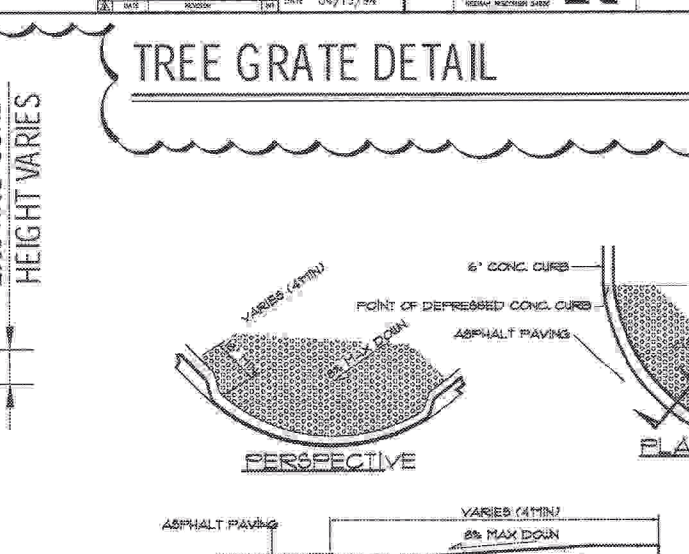
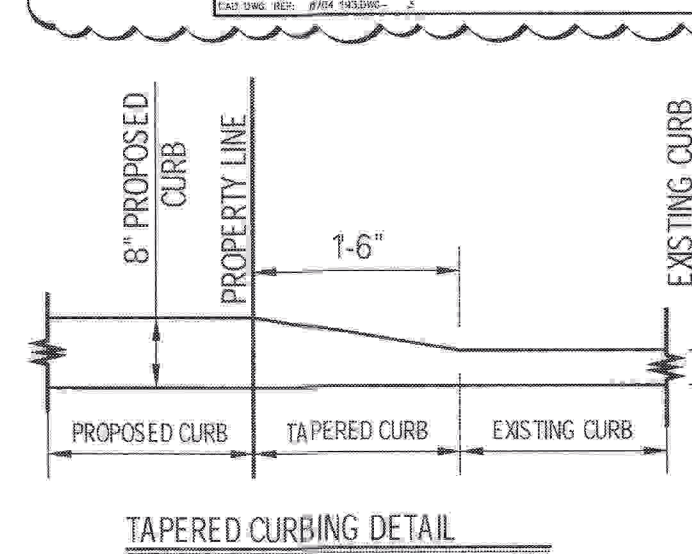
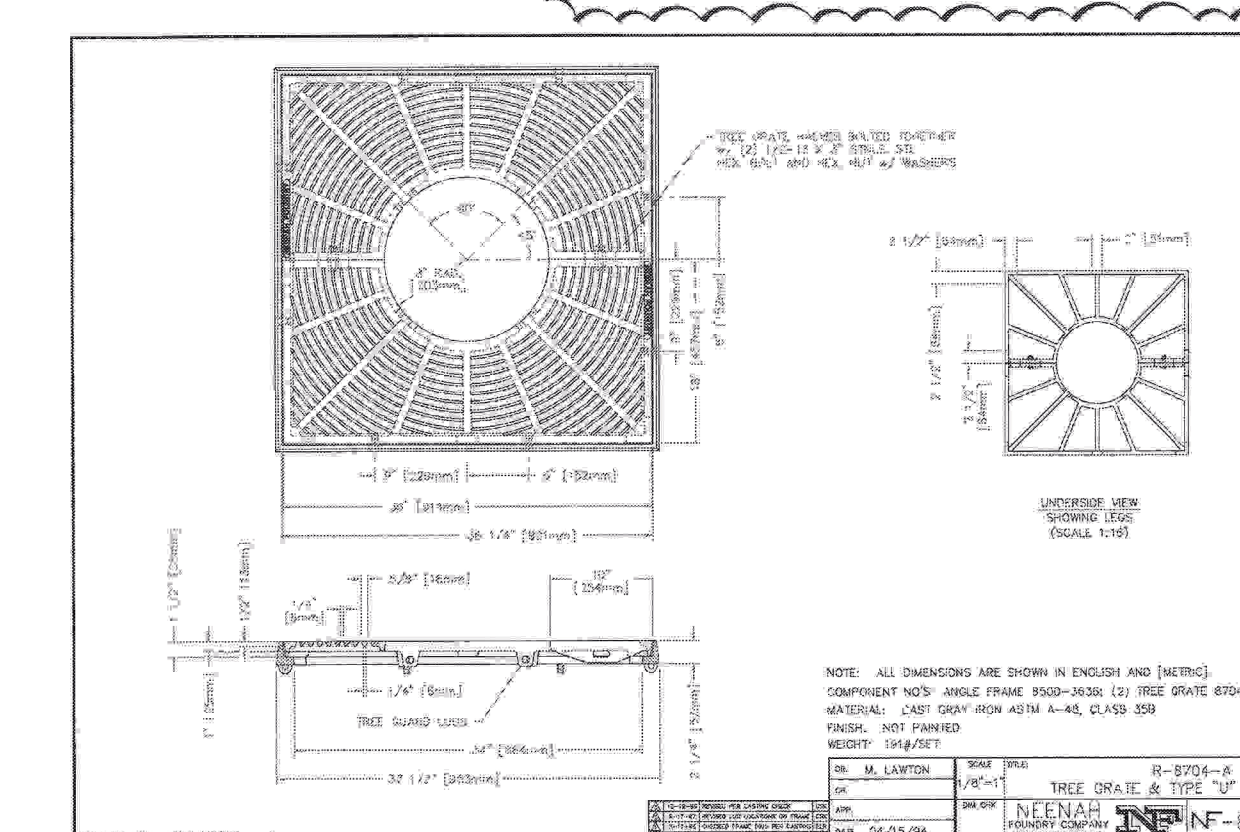
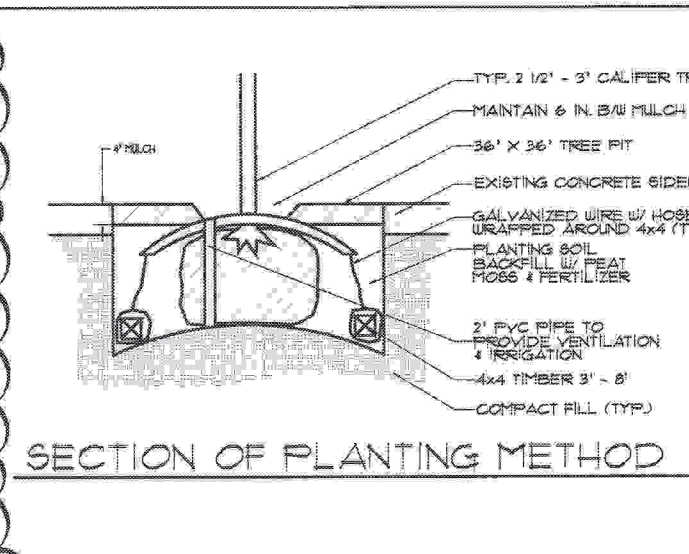
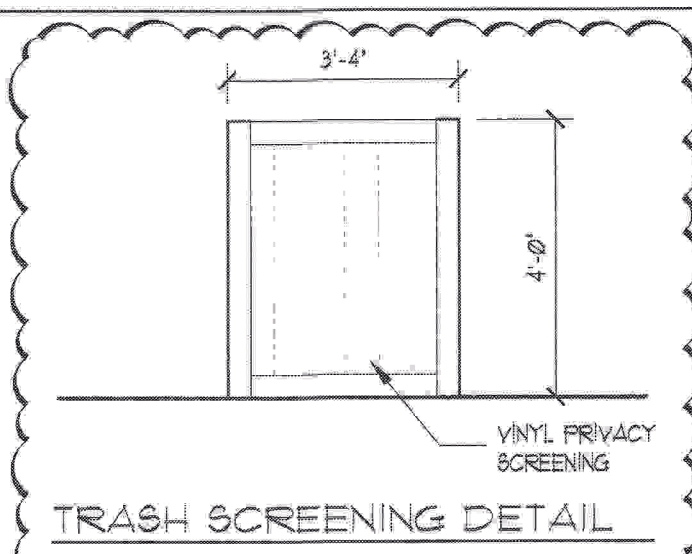
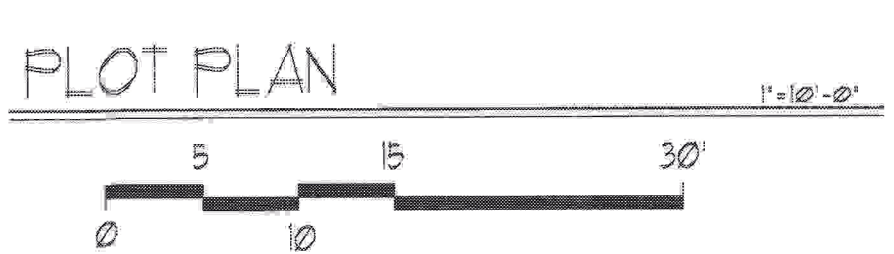
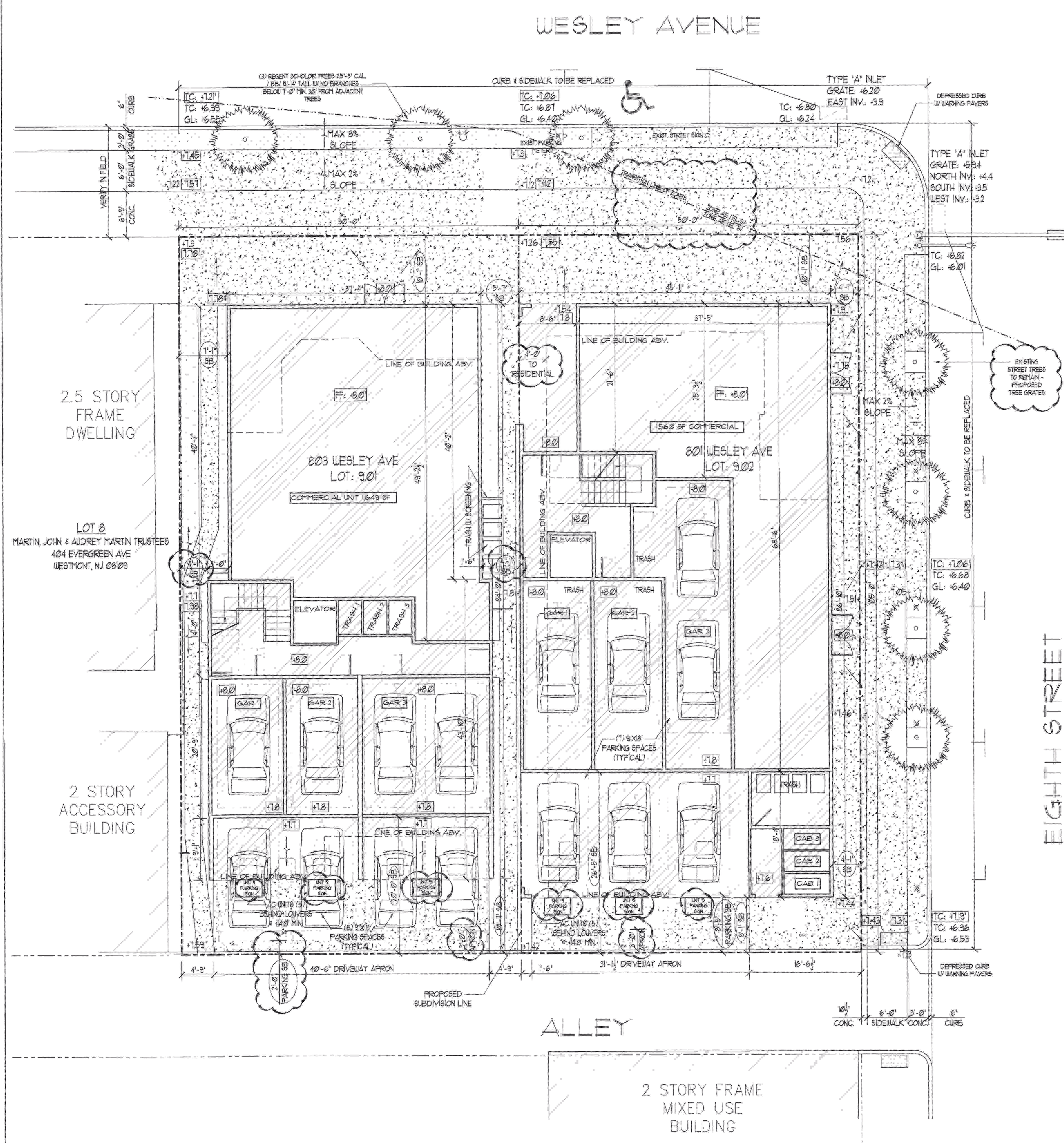
$$1/8' = 1' - 0'$$

Dwg. No.

Dwg. No.

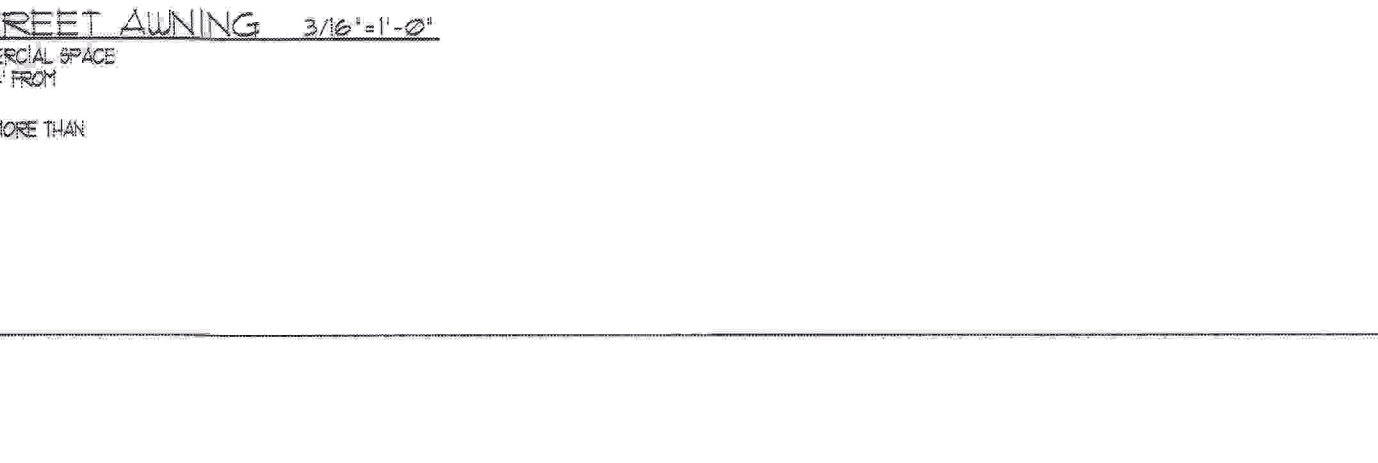
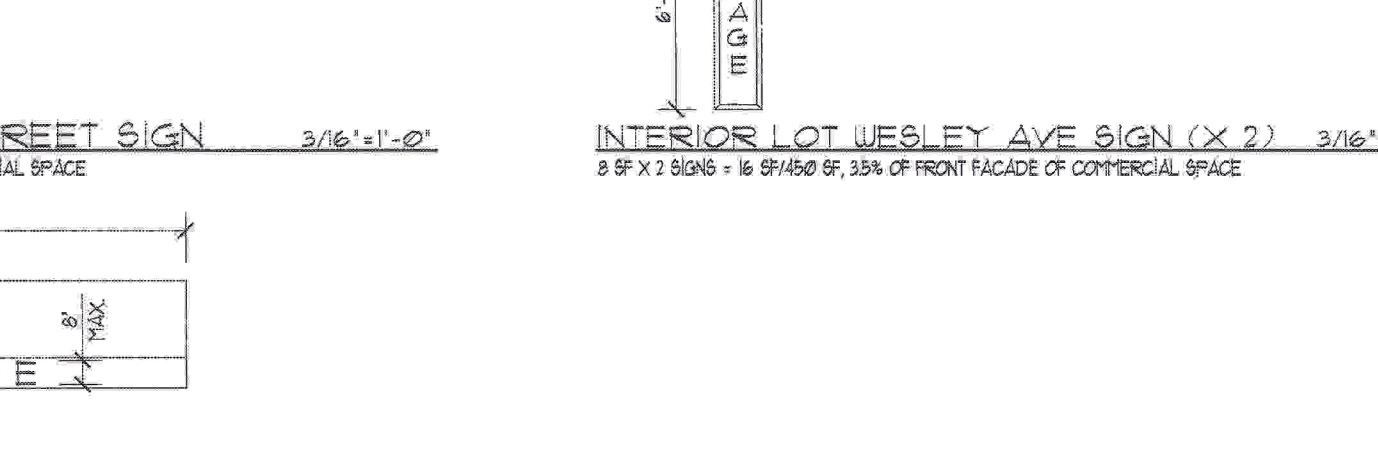
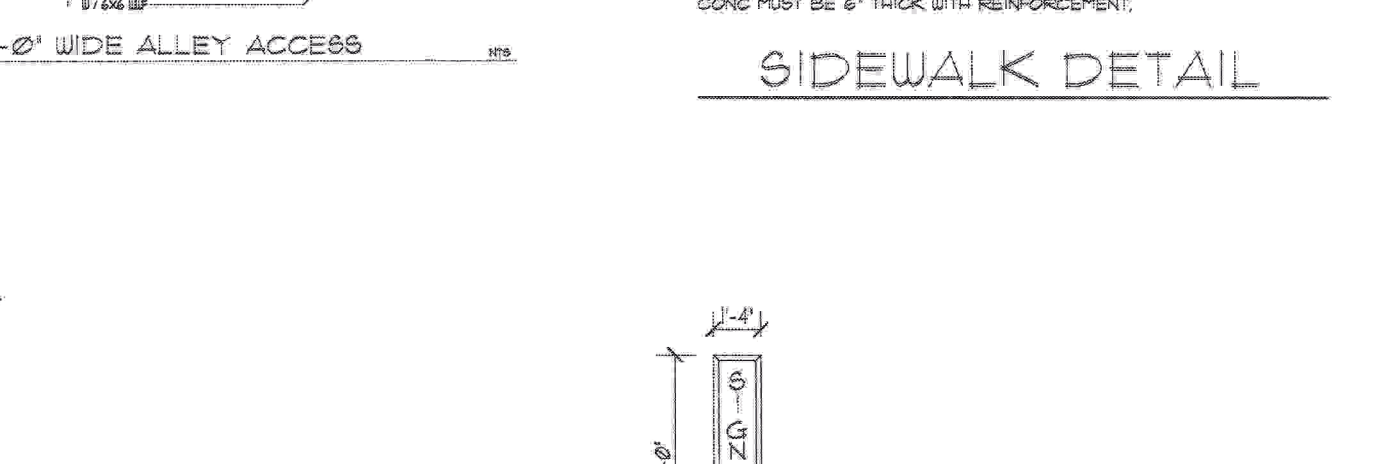
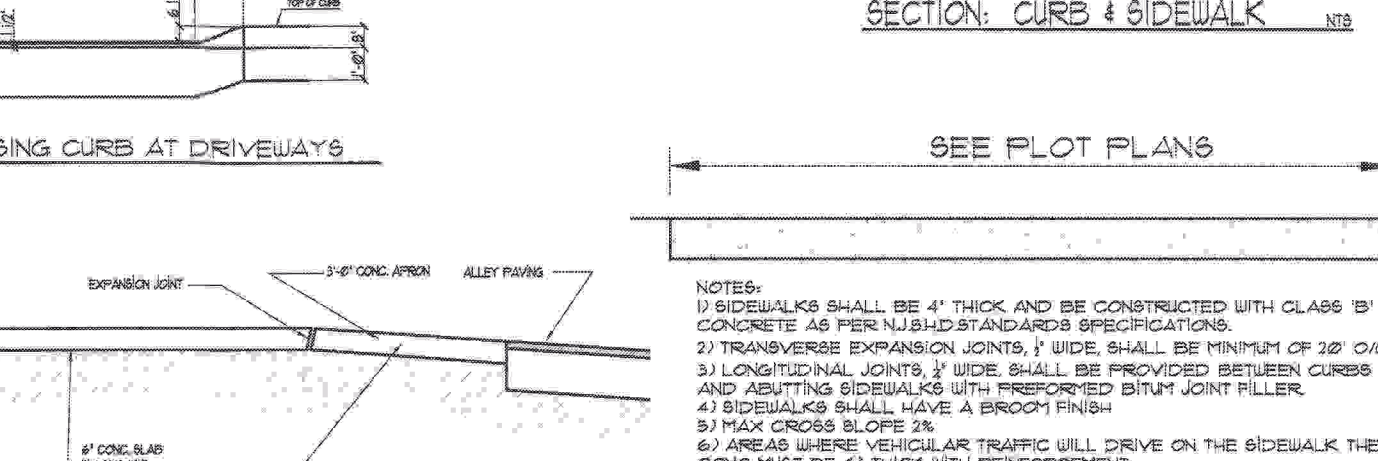
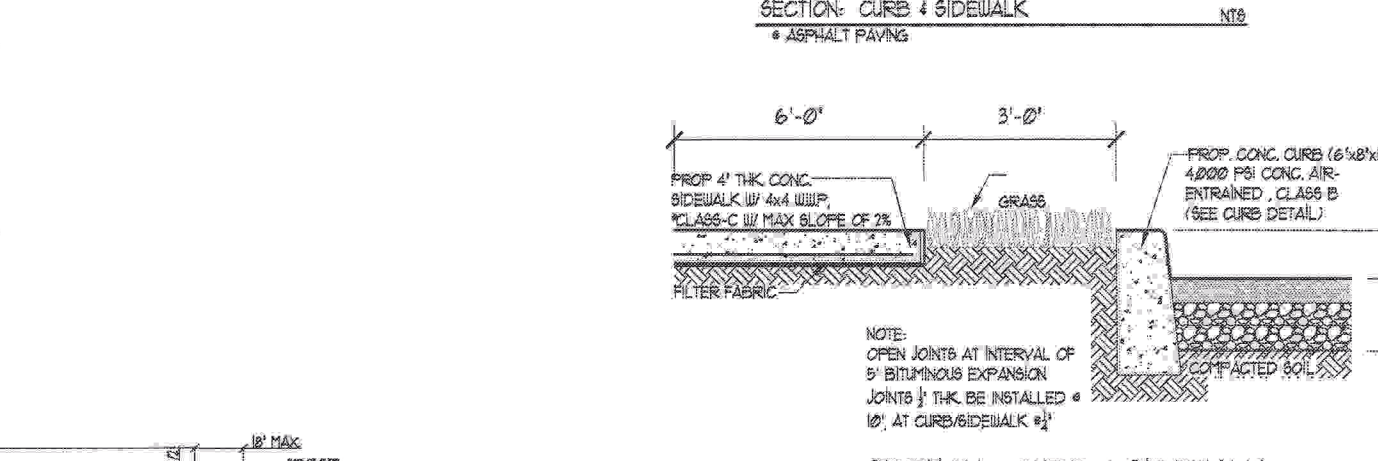
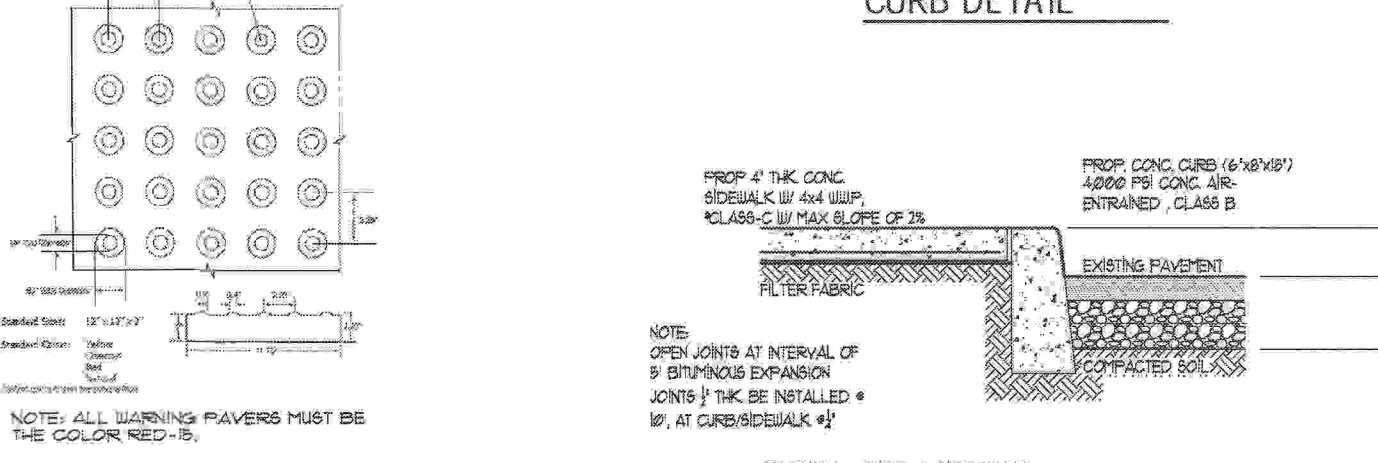
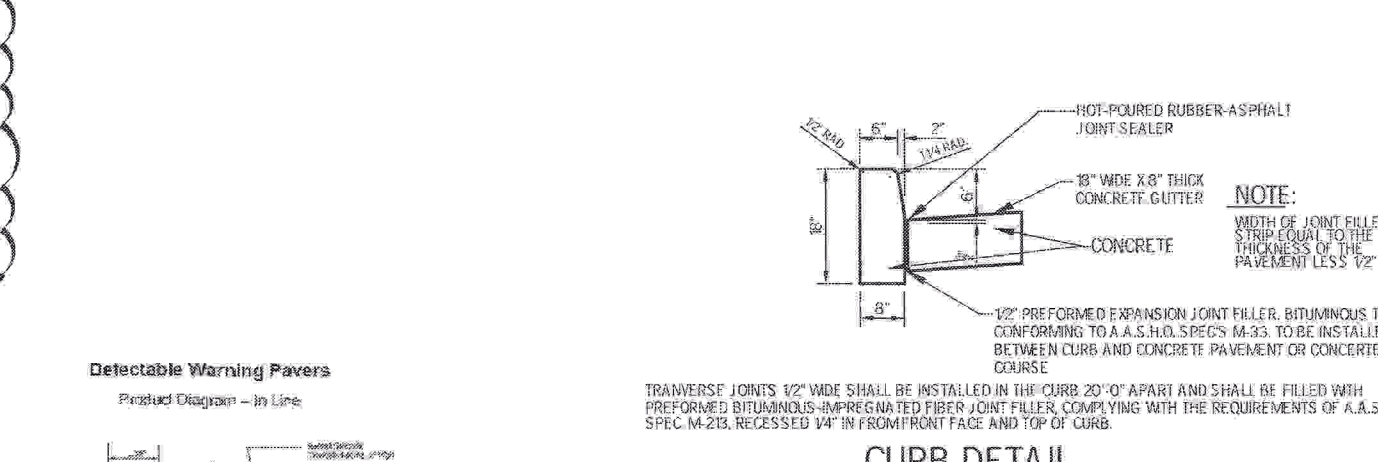
PROPOSED (INTERIOR)
COMMERCIAL W/ TWO-FAMILY RESIDENCES
LOT 801 BLOCK 804
LOT AREA: 5,250 SF
TOTAL BUILDING COVERAGE: 3,314 SF, 73.6%
(4,136 SF MAX PERMITTED)
IMPERVIOUS COVERAGE: 4,116 SF, 92.9%
(5,250 SF, 100% PERMITTED)
GARAGE ELEVATION: -40' NAVD 88
BASE FLOOD ELEVATION: -40' NAVD 88
GROUND FLOOR EL.: -40' NAVD 88
2ND: -41' NAVD 88
3RD: -41' NAVD 88
PROJ. STRUCT. TO HAVE GUTTERS

PROPOSED (CORNER)
COMMERCIAL W/ TWO-FAMILY RESIDENCES
LOT 802 BLOCK 804
LOT AREA: 5,250 SF
TOTAL BUILDING COVERAGE: 3,814 SF, 73.6%
(4,136 SF MAX PERMITTED)
IMPERVIOUS COVERAGE: 5,238 SF, 98.8%
(5,250 SF, 100% PERMITTED)
GARAGE ELEVATION: -40' NAVD 88
BASE FLOOD ELEVATION: -40' NAVD 88
GROUND FLOOR EL.: -40' NAVD 88
2ND: -41' NAVD 88
3RD: -41' NAVD 88
PROJ. STRUCT. TO HAVE GUTTERS



LANDSCAPING MAINTENANCE PROGRAM
THE MAINTENANCE PROGRAM IS A FOUR PART LANDSCAPE PROGRAM. BELOW IS A RECOMMENDED PROCEDURE FOR THE FOUR PARTS. THIS PROGRAM IS TO BE FOLLOWED BY A LANDSCAPING CONTRACTOR.
SPRINK: THE AREA IS TO BE POWER RAKED TO REMOVE ACCUMULATED DEBRIS AND TO REVEAL ANY BARE AREAS FOR RESEEDING ACCORDING TO THE REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
BURN: ON A REGULAR BASIS THROUGHOUT THE SPRING, SUMMER AND FALL SEASONS, THE VEGETATION WITHIN THE AREA WILL BE DEBRIS, PRUNED OR PULPED IN CONJUNCTION WITH OTHER AREAS OF THE SITE. ANY DEBRIS BUILDUP IS TO BE REMOVED AND COMPOSTED.
MULCH: ON ALTERNATE YEARS, GRASSES IN THE AREA SHOULD BE DETACHED. IN ADDITION, ALL THATCHED MATERIAL AND ANY OTHER DEBRIS SHOULD BE REMOVED AND COMPOSTED OR, LINE AND FERTILIZER SHALL BE PLACED ON THE SURFACE. APPLICATION RATES SHALL BE AS FOLLOWS:
LIVESTOCK: 10 LBS/1000 SF
FERTILIZER: 3 LBS/1000 SF
IN AREAS CONTAINING NO COVER, THE SURFACE SHALL BE RAKED AND SPREADED PRIOR TO THE APPLICATION OF THE LIVESTOCK AND FERTILIZER AFTER WHICH A SEED MIXTURE OF 10'-3" SHALL BE APPLIED AT A RATE OF 60 LBS/1000 SF. IN AREAS CONTAINING MAINTENANCE GROUNDS, THE RESEEDING APPLICATION RATE SHALL BE EQUAL TO 80 LBS/1000 SF.
NEED: RESEED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH AND/OR LITHIC NETTING OR MULCH AND/OR LITHIC NETTING OR LITHIC NETTING AND/OR LITHIC NETTING.
COST: IT IS ESTIMATED THAT THE COST OF PLACING SUCH A LANDSCAPE CONTRACT WILL BE APPROXIMATELY \$4000.00 PER YEAR.
ALL TREES & SHRUBS WILL BE GUARANTEED FOR A PERIOD OF 24 MONTHS FROM THE DATE OF INSTALLATION OR THEY WILL BE REPLACED.
ALL LANDSCAPING IS REQUIRED TO MEET THE MINIMUM STANDARDS SET FORTH WITHIN THE AMERICAN STANDARD FOR NURSERY STOCK, 2001-2004.

LANDSCAPING SCHEDULE		NO POLY YARPOR BARRIER TO BE USED IN BEDS			
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NOTES
1	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
2	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
3	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
4	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
5	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
6	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
7	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
8	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
9	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
10	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
11	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
12	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
13	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
14	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
15	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
16	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
17	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
18	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
19	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	
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100	ALB. OPIA	AMERICAN HOLLY	10'-6"	8'-8"	



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BLOCK: 804
LOTS: 901, 902
OCEAN CITY, NJ

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MAJOR SITE PLAN
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SITE PLAN & DETAILS

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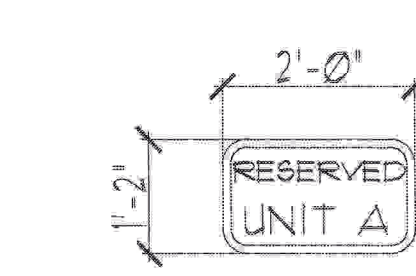
File No:
31825

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PB-2

EIGHTH STREET

ALLEY

2 STORY FRAME MIXED USE BUILDING

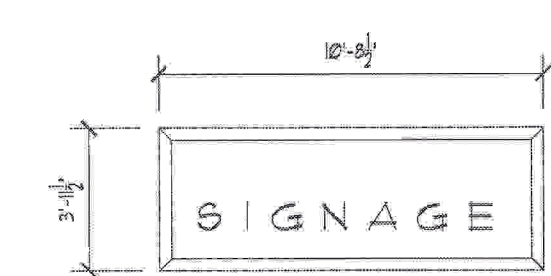


RESERVED PARKING SIGN

SIGN DETAILS

SCALE: 3/4" = 1'-0"

NOTE: ALL SIGNS UNLESS OTHERWISE NOTED SHALL BE MOUNTED 1'-0" FROM BOTTOM



CORNER LOT 8TH STREET SIGN

42 8'x4' 8" OF FRONT FACADE OF COMMERCIAL SPACE

3/16" x 1'-0"

16'-0"

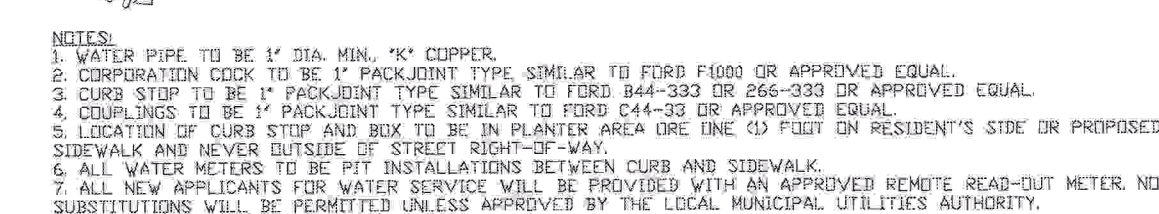
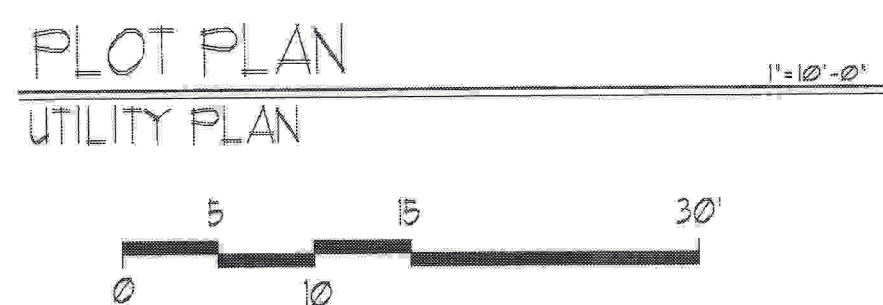
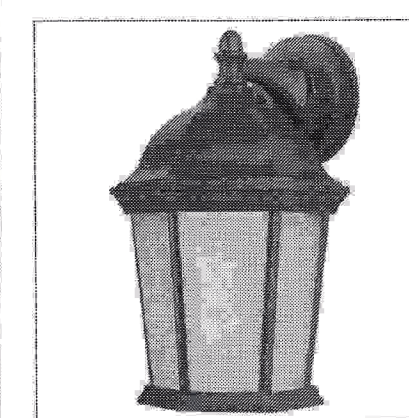
SIGNAGE

3/16" x 1'-0"

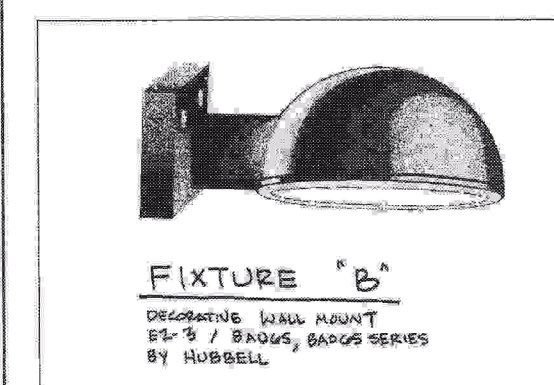
CORNER LOT 8TH STREET SIGNING

42 8'x4' 8" OF FRONT FACADE OF COMMERCIAL SPACE

NOTE: ALL SIGNS UNLESS OTHERWISE NOTED SHALL BE MOUNTED 1'-0" FROM BOTTOM


$$1/4^s = 1' - 0 - s$$


LIGHT DETAIL



FIXTURE "B"
DECORATIVE WALL MOUNT
E2-3 / BRONS, BADGE SERIES
BY MURBELL

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VARIANCE PLAN/
MAJOR SITE PLAN
TAX MAP SHEET #13
UTILITY SITE PLAN/DETAILS

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Andrew Bechtold
17642

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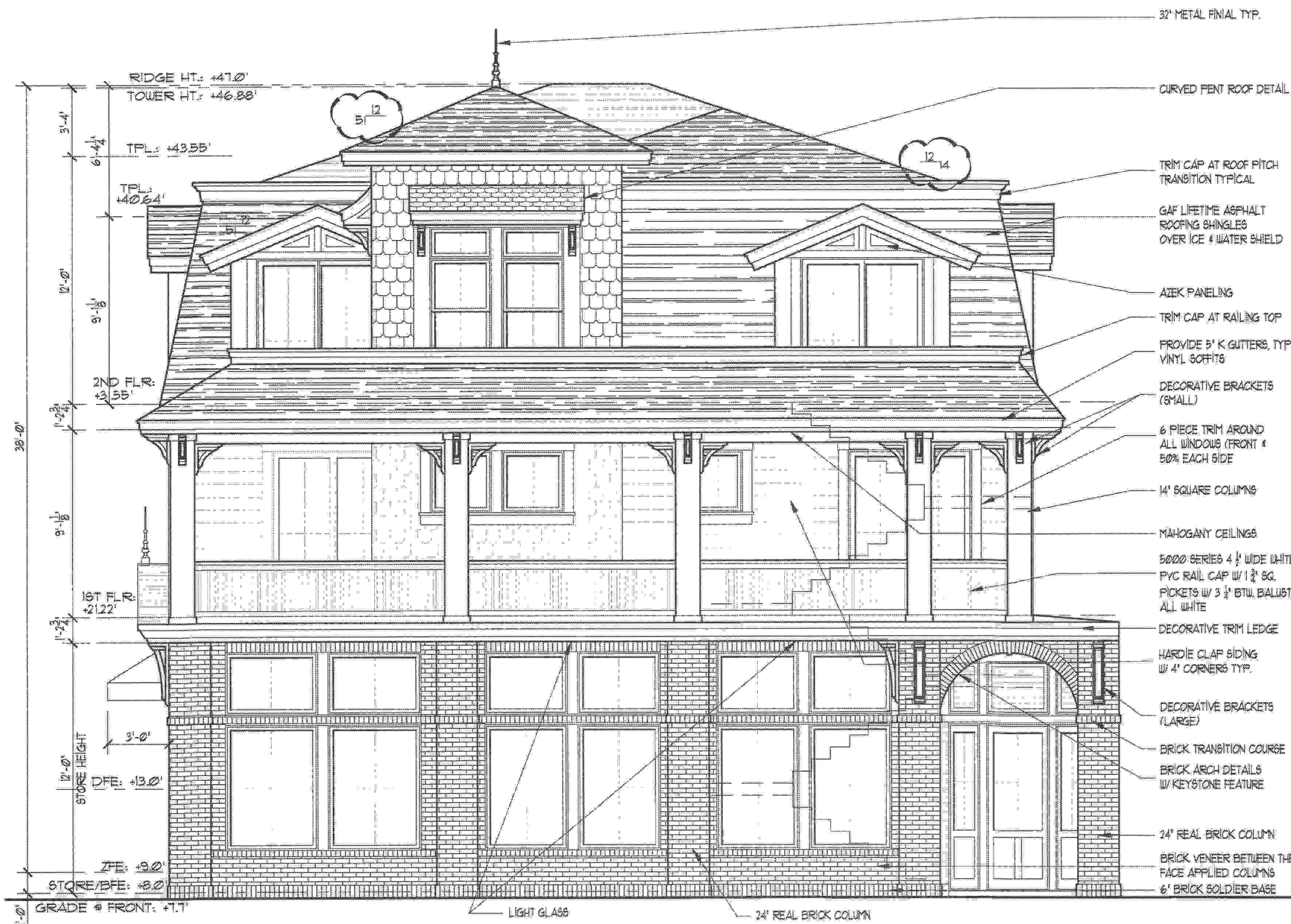
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PB:

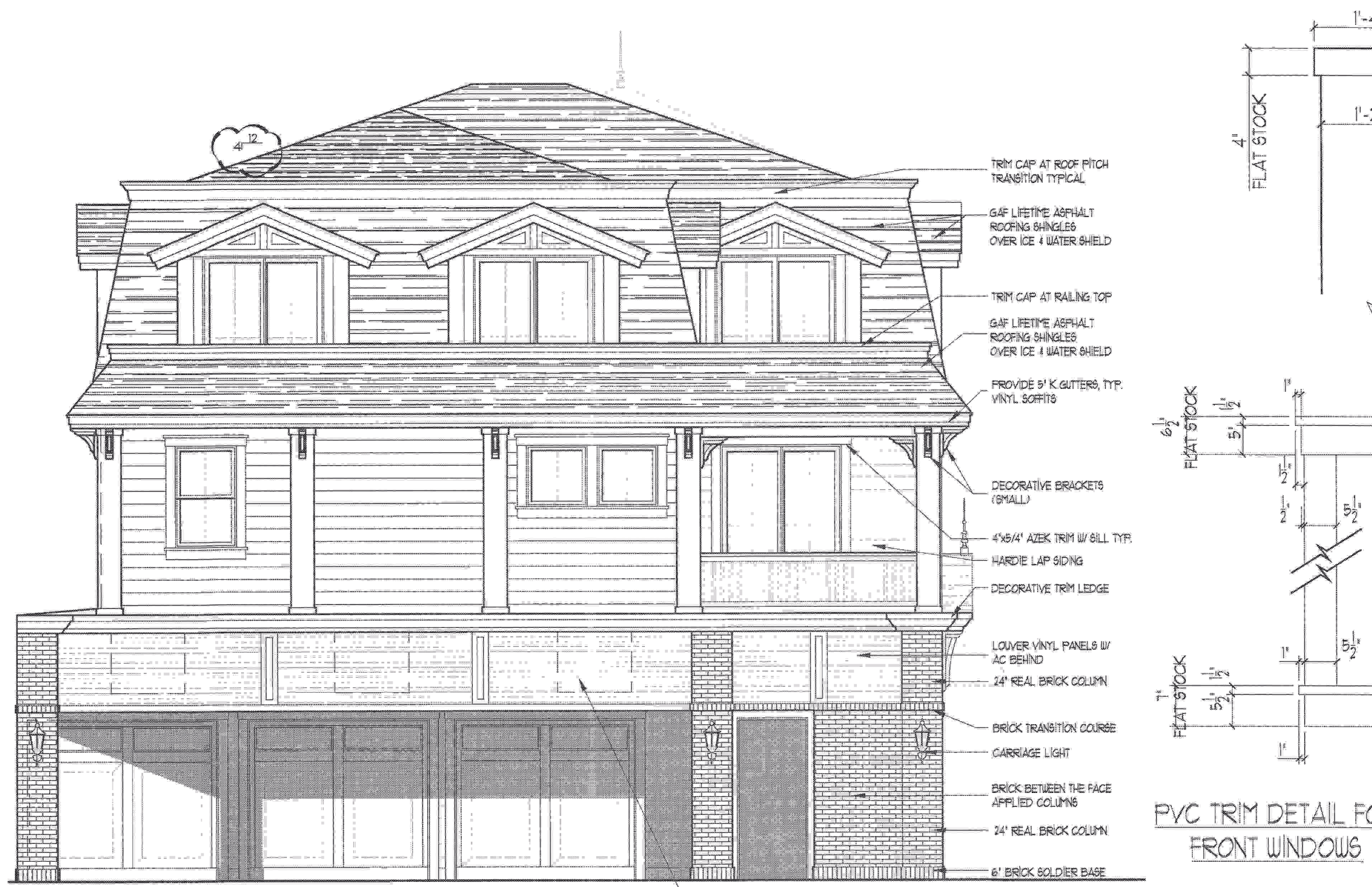
CORNER BUILDING



WESLEY AVENUE ELEVATION
28% GF GLASS / 480\"/>



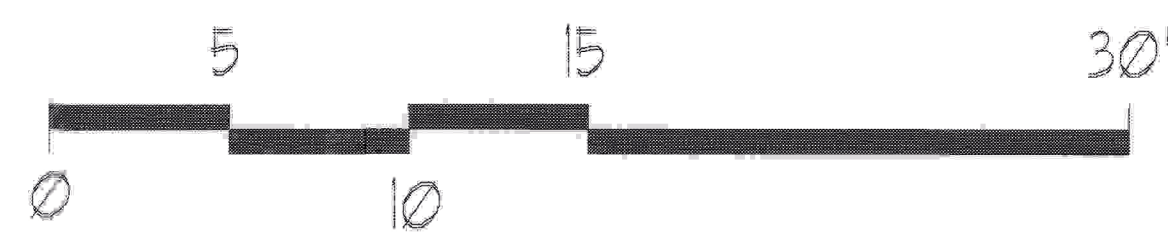
RIGHT SIDE ELEVATION



ALLEY ELEVATION



8TH STREET ELEVATION
36% GF GLASS / 803\"/>



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MAJOR SITE PLAN
TAX MAP SHEET #13
CORNER LOT - 9.02
ELEVATIONS

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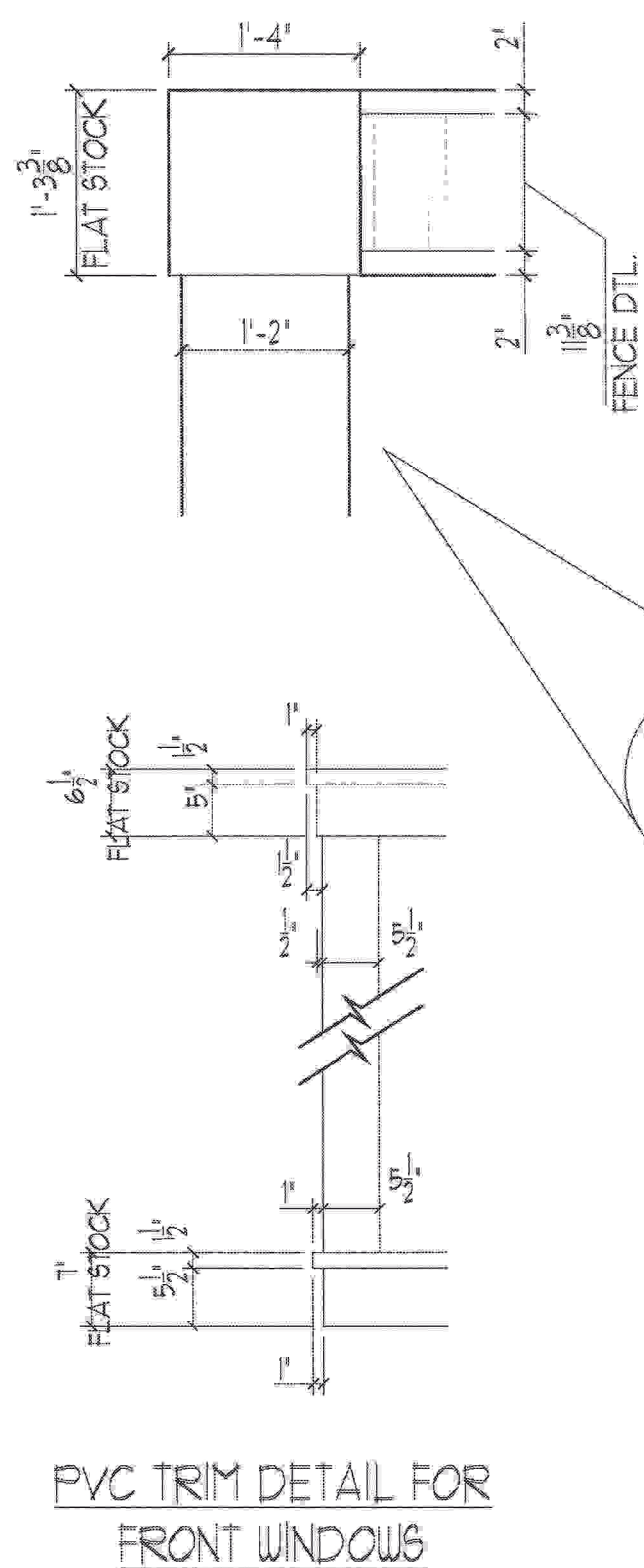
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3/16"=1'-0"
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GLT/ACB

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Dwg. No.
PB-4

INTERIOR BUILDING



WESLEY AVENUE ELEVATION
185 SF GLASS / 450' = 45.1% GLASS PERCENTAGE



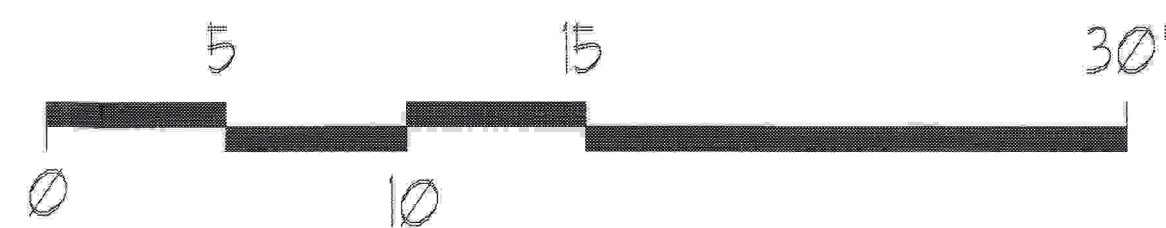
RIGHT SIDE ELEVATION



ALLEY ELEVATION



LEFT SIDE ELEVATION



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TAX MAP SHEET #13
INTERIOR LOT - 9.01
ELEVATIONS

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