SchaefferNassarScheidegg
Consulting Engineers, LLC

David S. Scheidegg, PE, PP, CME, CPWM, CFM
Andrew F. Schaeffer, PE, PP
Rami N. Nassar, PE, PP, CME
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Ryan Rorick, PE

Engineers Surveyors Planners Environmental Specialists Municipal Consultants

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: **Preliminary and Final Major Site Plan, Conditional Use with "C" Variances**
Bashenko, Valery & Lillian
Block 904, Lot 16
917 Asbury Ave
City of Ocean City, Cape May County, NJ
PBA26-015(Our File No. OC16-245)

Dear Chairman Loeper and Planning Board Members:

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

1. Survey of Premises, as prepared by Paul Koelling & Associates, LLC, signed and sealed by Paul M. Koelling, PLS, dated 06/02/26
2. Variance Plan/ Major Site Plan, as prepared by Thomas/Bechtold, signed and sealed by Andrew Bechtold. consisting of the following pages:
   - PB-1 Top Sheet, dated 08/12/26
   - PB-2 Proposed Site Plan & Floor Plans, dated 08/12/26
   - PB-3 Proposed Elevations, Notes, Details, & Bulk chart, dated 08/12/26
3. City of Ocean City Development Application
4. City of Ocean City Administrative Completeness Checklist
5. City of Ocean City Plat Requirements Variance
6. City of Ocean City Plat Requirements Site Plan
7. Explanation of variances
8. Transmittal from Jon Batastini to John Loeper, dated 08/25/26
9. City of Ocean City Confirmation of Paid Taxes, dated 08/25/26
10. City of Ocean City 200-foot property owners list, dated 06/09/26
11. OC Zoning Officers report, 9/21/26
12. OC Construction report, 9/9/26
13. OC Traffic Report, 9/8/26
14. OC Engineering report, 9/3/26

I. Description:

The applicant requests major site plan and conditional use approval and variance relief from the planning board to construct a new mixed-use commercial / residential building. The undersized lot (30' x 100') contains several existing non-conformities. The structure is to contain commercial use on the first floor with two (2) residential units above. The existing structure is to be demolished.

This parcel is located within the Central Business Zone (CB).

II. Completeness:

The application was submitted as a Major Site Plan. The application does not address the following checklist items:

§ 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. NOT PROVIDED-Waiver requested

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.
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

o. 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

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."

Based upon the information as submitted, and identification of the proposed use for the commercial space, the application is complete.

III. Zoning:

Based upon our initial review, we offer the following comments:

This parcel is located within the Central Business Zone (CB).

The applicant proposes a first floor commercial/retail use. Retail sales and services, banks, professional offices, restaurants, essential services and contractors' offices are permitted commercial uses in this zone.

The application also proposes a residential component of the development. Residential units are a Conditional Use in this zone (25-208.2.5).

Zoning Compliance - Central Business Zone

Zoning Criteria	Required/ Permitted	Existing	Proposed	Variance Required
Use	Commercial & Residential	Commercial	Commercial & Residential	No
Minimum Lot Area	6,000 sf	3,000 sf	3,000 sf	*Yes*/ENC
Minimum Lot Depth	100'	100'	100'	No
Minimum Lot Width	60'	30'	30'	ENC
Minimum Lot Frontage	60'	30'	30'	*Yes*/ENC
Front Yard Setback	4'	3.5'	4'	No
Minimum Side Yard Setback	0'/0' Commercial 4'/8' Residential	0.2'/3.5'	0'/3' 4'/8'	No No
Rear Yard Setback	4'	20'	10'	No
Habitable Stories	3	2.5	3	No
Max Building Coverage	90%	61.6%	75.2%	No
Max Impervious Cover	100 %	100%	99%	No

Parking * Retail * Residential	 0 4	2	 0 4	 No No
Parking Setbacks	4’	NA	1’	Yes
Max Building Height	38’ (above BFE +1’)	25.7’	34.45’ (above BFE +1’)	No
1st Fl Commercial	1,500 SF	1,847 SF	1,500 SF	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. The lot contains 3,000 sf. This is an existing non-conforming lot area.

3. The minimum permitted lot width and frontage in this zone is 60 feet. The lot contains 30 feet. This is an existing non-conforming lot width/frontage. Variance relief for Lot Frontage is required.

4. The minimum parking setback to a structure and to the property line is 4’ each. The plans propose 1’ in each location. A variance is required.

5. Per RSIS, 2 parking spaces are required for each 3-bedroom dwelling for a total of 4 parking spaces. 4 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 29 units per acre.

9. Per the architectural plans, the BFE for this site is 9. The non-residential finish floor is proposed at elevation 6.8. The plans identify the limits of the proposed flood proofing.

10. The replacement of the curb, gutter and sidewalk for the entire frontage is proposed. The plans appear to propose curb reveal heights greater than 8”, revised grades shall be provided.

11. Since this project is within the Special Improvement District, the provisions of § 25-205.1.9, Streetscape Design Standards apply. All sidewalk areas and curbs (public and private) on Asbury Avenue between 6th Street and 11th Street, and from Asbury Avenue to the alley on corners between 6th Street and 11th Street, inclusive, shall be French Gray, with no pavers, and installed in compliance with Standard Specifications, as amended. The pattern and color of the proposed sidewalk shall match existing. Concrete from the face of curb to the face of the building shall be colored French Gray. The applicant should identify if a waiver is requested from the concrete color requirements.

12. 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.

13. The existing parking meters, street signs and street furniture are to be reset as a condition of any approval.

14. Details of the metal tree grates for the trees shall be provided on the plans.

15. The plans shall identify all proposed water and sewer laterals. The proposed water meter vault is not located within the public sidewalk.

16. 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.

17. The applicant shall provide an Engineer's cost estimate, performance and maintenance guarantee as required by the City Code.

18. All mechanical equipment shall conform with the applicable flood elevation requirements.

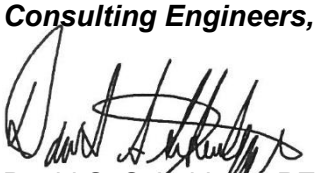
19. Landscaping, Lighting and Signage items are deferred to the Planning Board Planner.

20. The applicant shall obtain all permits and or approvals from the City of Ocean City and other entities having jurisdiction, as applicable.

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

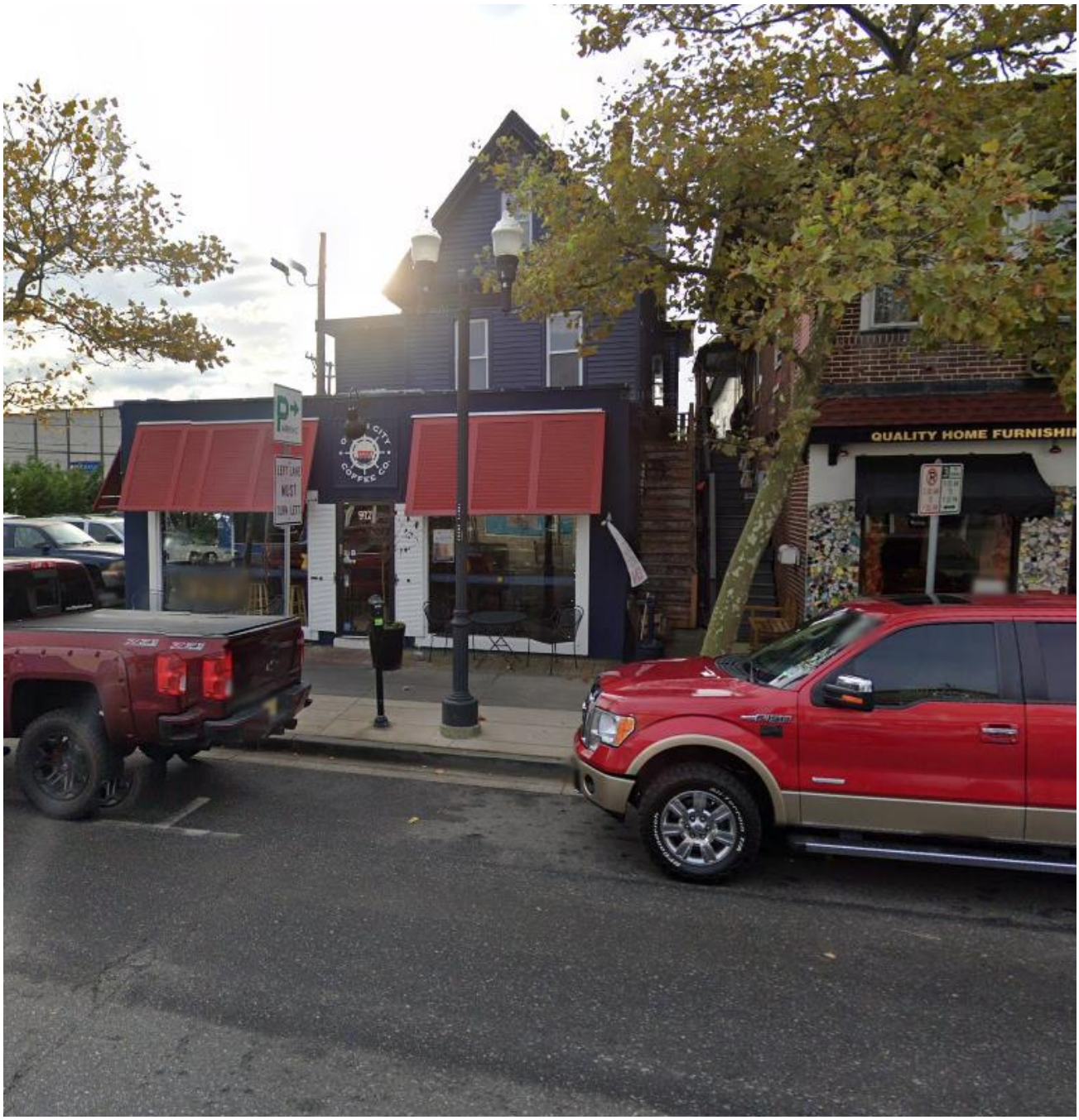
Should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,
Schaeffer Nassar Scheidegg
Consulting Engineers, LLC



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

Cc: Jaime M. Felker, (via e-mail)
Rich Carlucci, Esq. (via e-mail)
Randall Scheule, PP/AICP (via e-mail)
Jon Batastini, Clients Attorney (via e-mail)
Andrew Bechtold, RA, (via e-mail)
Paul Koelling, PLS, (via e-mail)
Valery & Lillian Bashenko, Applicants (via e-mail to attorney)


QUALITY HOME FURNISHIN

SCHEULE
PLANNING SOLUTIONS, LLC

Community Development *Municipal Planning* *Master Plans* *Zoning Codes* *Redevelopment*

PLANNER'S REPORT

To: City of Ocean City
Planning Board Members

From: Randall Scheule, PP/AICP
Planning Board Planner

Date: September 23, 2026

Zone: Central Business (CB) Zone

RE: **PBA 26-015, Valery and Lillian Bashenko**
Block 904, Lot 16; 917 Asbury Avenue
Public Hearing – 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.

- Letter of transmittal to Jaime Felker from Jon Batastini, August 15, 2026
- City of Ocean City Development Application and Checklists, August 14, 2026
- List of variances and waivers
- Confirmation of Paid Taxes, August 25, 2026
- Survey of Premises, Paul Koelling, June 2, 2026

- Site Plan, (3 sheets), Thomas Bechtold, August 12, 2026
- Ocean City Police report, September 8, 2026
- Ocean City Construction report, September 9, 2026

Development Proposal.

Applicant proposes removal of existing site improvements, and construction of a 3-story mixed-use building. The proposed new building layout consists of the following components:

- Ground level – 1,500 SF commercial, 435 SF garage
- First Floor – 1,792 SF of residential floor area; one 3-bedroom unit
- Second Floor – 1,706 SF of residential floor area; one 3-bedroom unit

Completeness.

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

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 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

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

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.

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. NP

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) NA
3. SOIL EROSION PLAN (SEE 25-1700.32) Waiver
4. OTHER AGENCY REQUIREMENTS
   a. County Planning Board (25-1500.8.3B) NA
   b. New Jersey Water Company (25-1500.8.3C) Waiver
   c. Waterfront Development (CAFRA) NA
   d. Adequacy of Utility Service Waiver

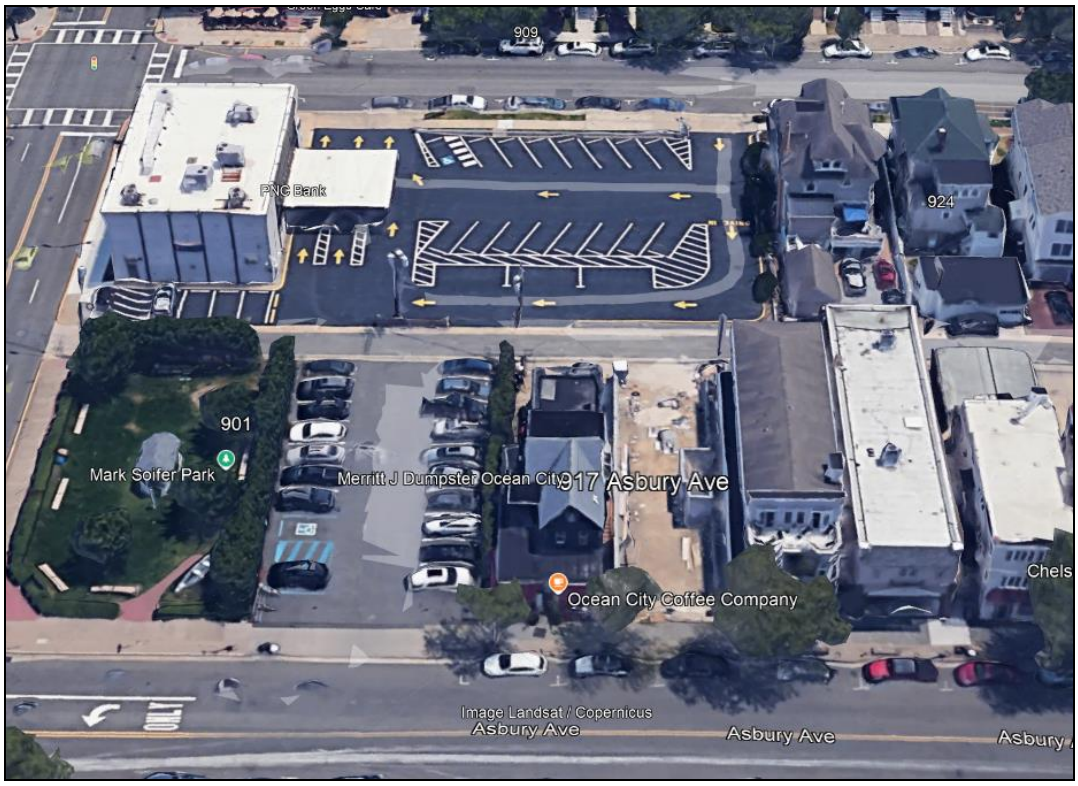
25-1500.10.2 Final Plat Requirements.

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."

The Preliminary and Final Major Site Plan are incomplete.

Google Earth View



PBA 26-015, Valery and Lillian Bashenko
Block 904, Lot 16; 917 Asbury Avenue

Zoning Conformance.

Zone Standard	Zoning Requirement	Existing Condition	Proposed Condition	Variance Required?
Use	Mixed-use	Commercial	Mixed-use	No
Density	30 DU/Acre = 2 Units	Unknown	2 Units	No
Minimum Lot Area	6,000 SF	3,000 SF	3,000 SF	TBD[1]
Minimum Lot Frontage	60 FT	30 FT	30 FT	No[2]
Minimum Lot Width	60 FT	30 FT	30 FT	No
Minimum Lot Depth	100 FT	100 FT	100 FT	No
Min. Front Setback	4 FT	3.5 FT	4 FT	No
Minimum Side Setback 1st Flr. Commercial 2nd/3rd Flr. Residential	 0 4 FT	3.3 FT 0.2 FT	 0/3 FT 4 FT	 No No
Minimum Rear Setback	4 FT	20 FT	6 FT	No
BFE (NAVD88)	9 FT	9 FT	9 FT	NA
Minimum Commercial Floor Area	1,500 SF	NA	1,500 SF	No
Minimum Commercial Ceiling Height	12 FT	NA	12 FT	No
Minimum Interior Store Width	24 FT	NA	≥ 24 FT	No
Minimum Commercial Glass	45%	NA	46.2%	No

[1] §25-105.3.g. - Within the Central Business Zone and 34th Street Gateway Zone the minimum lot width, lot frontage and lot area requirements specified in this Ordinance shall not apply to any existing interior lot which is less than sixty feet (60') in width and six thousand (6,000) square feet in area, . . . at the time of adoption of this Ordinance, provided, at that time the owner did not own any adjoining lot(s) and all other regulations prescribed for the zone are or can be complied with. In that event interior lots less than sixty feet (60') in width and six thousand (6,000) square feet in area, and corner lots less than seventy feet (70') in width and seven thousand (7,000) square feet in area shall be grandfathered and exempt from the minimum lot width, lot frontage and lot area regulations and shall be considered conforming in terms of lot width, lot frontage and lot area.

[2] §25-105.3.e - Lots existing at the time of the adoption of this Ordinance shall be deemed to be conforming for the purposes of lot frontage and lot depth.

Maximum Building Ht. (above BFE+1)	38 FT	18 FT	34.45 FT	No
Maximum Habitable Stories	3	2	3	No
Maximum Building Coverage	90%	61.6%	76.2%	No
Maximum Impervious Coverage	100%	100%	99%	No
Maximum Landing Size	36 SF	NA	54 SF	Yes
Minimum Number of Residential Off-street Parking Spaces[3]	2, 3-Bed Units = 4 total spaces	2	4	No
Minimum Parking Space Setback from Structure Property line	 4 FT 1 FT	NA	 1 FT 1 FT	 Yes No
Maximum Sign Area	5% of façade	NA	4.9%	No

Summary of Variances and Design Waivers.

1. *Possible variance for minimum lot area pending resolution of Review Comment 3.*
2. Variance for maximum landing size – 36 SF permitted; 54 SF proposed.
3. Variance for parking space setback from building – 4 feet required; 1 foot proposed.
4. Variance for porches/decks on front of building.
5. Variance for Streetscape Design Standards (§ 25-205.1.9). All sidewalk areas and curbs . . ., shall be French Gray, with no pavers . . .
6. Design waiver for trash enclosure curb (§25-1700.31.5).

Review Comments.

1. 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.

2. 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

[3] No off-street parking spaces required for retail, restaurant or personal services.

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.

3. In order for the lot area to be deemed conforming, applicant is required to address the ownership limitation cited in §25-105.3.g.

4. No parking spaces are provided for the commercial use. Retail sales, personal service shops, and restaurants do not require off-street parking.

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

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.

Conditions of Preliminary Site Plan Approval	Status
Payment of any outstanding real estate taxes.	*Satisfied*
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 or Board of Adjustment Secretary) within the time set forth in Section 25-900.7 of this Ordinance.	*Pending*
Any other conditions which may be imposed by the Board or may be required by Federal, State, County or municipal law.	*Pending*
The Board may also condition its preliminary approval upon the applicant providing for certain revisions or additions on the final plat submission.	*Pending*
Rectify any outstanding financial obligation to the City of Ocean City.	*Pending*
Provide an estimate of the cost of site improvements, performance and maintenance guarantees as required by the City Code.	*Pending*

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.

Conditions of Final Site Plan Approval	Status
Payment of any outstanding real estate taxes.	*Satisfied*
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 or Board of Adjustment Secretary) within the time set forth in Section 25-900.7 of this Ordinance.	*Pending*
Final Cape May County Planning Board approval (if not previously obtained).	*Pending*
Certification of Soil Erosion and Sediment Control Plans (if not previously obtained).	*Pending*
Fire Department approval (if not previously obtained).	*Pending*
Granting of any required construction permits.	*Pending*
Posting of required performance guarantees.	*Pending*
Payment of required inspection fees.	*Pending*
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.	*Pending*
Any other conditions, which may be imposed by the Board or may be required by Federal, State, or local law.	*Pending*
A condition setting forth the time within which all other conditions must be satisfied as described in Section 25-900.10.	*Pending*
Satisfactorily address all conditions of preliminary approval.	*Pending*
Rectify any outstanding financial obligation to the City of Ocean City.	*Pending*
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	*Pending*

in the decision and resolution approving the site plan and shall be promptly recorded thereafter.	

C: Richard Carlucci
David Scheidegg
Jon Batastini
Andrew Bechtold
Paul Koelling

Robert F. Garrett, III
2021

Jon D. Batastini
jon@ocnjlawyers.com

GARRETT & BATASTINI

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Attorneys at Law
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October 7, 2026

City of Ocean City Planning Board
John Loeper, Chairperson
115 12th Street
Ocean City, NJ 08226

Re: Applicant – Valery Bashenko and Lillian Bashenko
Property – 917 Asbury Avenue – Block 904 Lot 16

Dear Mr. Loeper:

As you may know, our firm represents the above Applicants regarding the referenced Block and Lot. The property is zoned in the Central Business (CB) district. The existing 2-1/2 story commercial structure will be demolished and a 3-story, mixed-use improvement comprising 1,500 square feet of ground-floor retail/personal service space with garage parking and two (2) three-bedroom residential units above will be constructed.

The Applicants seek: a conditional use variance for the mixed-use; preliminary and final major site plan approval; and, bulk (c) variances to permit front porches and decks, minimum Parking Setback to Building, lot area, and sidewalk color, together with such other waivers and variances as set forth in the Application, or as required by the project during the hearing.

The Applicants meet the criteria for the conditional use as well as the checklist items for preliminary and final site plan approval. The Applicants will establish at the hearing that the variances and waivers requested should be granted.

The Applicants seek variance relief pursuant to N.J.S.A. 40:55D-70 c(1) and (2) for the variances. Upon satisfying the positive criteria, demonstrating unique lot conditions and special reasons for the proposed development at the specific site, the Applicants must additionally satisfy the statute's negative criteria prong, "showing that such variance or other relief can be granted without substantial detriment to the public good" and the development "will not substantially impair the intent and the purpose of the zone plan and zoning ordinance." N.J.S.A. 40:55D-70d.

The c(1) hardship relief is warranted by conditions peculiar to this property. The lot is a narrow, shallow interior parcel measuring only 30 feet wide by 100 feet deep (3,000 square feet), running

from Asbury Avenue to a 15-foot public alley. The existing nonconforming structure already sits at a 3.5-foot front setback with side setbacks of 3.3 feet and 2 feet and covers 61.6% of the lot. These pre-existing dimensional constraints, the shallow depth of the lot, and the need to provide required on-site parking within the building envelope on so narrow a parcel make strict compliance with the porch/deck, parking-setback-to-building, and landing-size standards impractical. By reason of this exceptional narrowness, shallowness, and shape of the property, and the extraordinary and exceptional situation of the pre-existing structure, the strict application of the ordinance would impose peculiar and exceptional practical difficulties upon, and exceptional and undue hardship upon, the Applicants. The relief requested is the minimum necessary to permit a reasonable, code-conforming mixed-use redevelopment of a difficult site.

In the alternative, and independently, the requested bulk variances are also sustainable under the c(2) "flexible c" standard because the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2, would be advanced by a deviation from the zoning requirements and the benefits of the deviation substantially outweigh any detriment. In particular, the following statutory purposes are promoted:

• Purpose (a) — to encourage municipal action to guide the appropriate use and development of land in a manner that will promote the public health, safety, morals and general welfare: the project replaces an aged, fully impervious commercial structure with a modern, code-compliant mixed-use building that meets current construction, flood, and life-safety standards.

• Purpose (g) — to provide sufficient space in appropriate locations for a variety of uses: the mixed-use design places ground-floor retail/personal service space at street level with residential units above, in the Central Business district where such uses are expressly contemplated, promoting a balanced mix of commercial and residential use.

• Purpose (i) — to promote a desirable visual environment through creative development techniques and good civic design: the building is designed with front porches and decks and articulated massing that fit the scale and character of the Asbury Avenue streetscape and enhance the pedestrian environment, and is more aesthetically attractive than the existing structure.

• Purpose (m) — to encourage coordination of the various public and private procedures and activities shaping land development with a view toward lessening the cost of such development and the more efficient use of land: the redevelopment makes efficient use of a small, constrained downtown lot by accommodating parking, commercial, and residential uses within a single well-designed envelope.

The supporting facts establish that the benefits of the deviations substantially outweigh any detriment. The proposed building and impervious coverage are consistent with or less than that which would otherwise be permitted, so air, light, and open space are preserved. The variances requested are dimensional in nature and do not affect any off-site conditions. The porches and decks, the parking setback to the building, and the landing size are interior design features that improve the usability and appearance of the site without impacting neighboring properties, and the

sidewalk color deviation is a purely cosmetic matter. Accordingly, the requested relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

Here, the site is suitable for this development as the uses are permitted. The building preserves air, light and space since the building and impervious coverage is less than or consistent with that permitted. The building is aesthetically attractive and designed to fit within the neighborhood. The mixed-uses at this location promote a positive balance between commercial and residential uses that will be a benefit to the community.

Further, the Applicants believe there is no harm, let alone substantial harm to the neighborhood since the variances requested do not impact any offsite condition. The mixed-use is permitted and the Applicants are not seeking any variance from the conditional use requirements. The second inquiry is whether the relief sought will substantially impair the intent and the purpose of the zone plan and zoning ordinance. For the same reasons as stated above, the project is consistent with the master plan or zone plan as the uses are permitted.

The Applicants do not require a CAFRA or Wetlands Development permit. There are no known wetlands on the property. The Applicants are unaware of any deed restrictions or covenants that would prevent the mixed-use project.

Should you have any questions, please call. As always, I remain,

Very truly yours,

Jon D. Batastini

Jon D. Batastini

Enclosure

cc: Valery Bashenko and Lillian Bashenko
Andrew Bechtold, PE, PP, RA

From: Jon Batastini
To: Jaime Felker; Valerie Godfrey
Cc: Andrew Bechtold; Julie Thompson
Subject: RE: 917 Asbury
Date: Friday, October 2, 2026 1:51:11 PM

Jaime – We are requesting a waiver from the operations checklist (ee) as set forth in the Planners report. While we expect that the coffee company will return, we will nevertheless provide that testimony on the record at the hearing. Best.

Jon D. Batastini, Esq.
Garrett & Batastini PA
3318A Simpson Avenue
Ocean City, New Jersey 08226
jon@ocnjlawyers.com
609-399-0035 (w)
609-398-6847 (f)
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From: Jon Batastini
Sent: Friday, October 2, 2026 1:46 PM
To: Jaime Felker <jfelker@ocnj.us>; Valerie Godfrey <val@ocnjlawyers.com>

Cc: Andrew Bechtold <andrew@gwthomas.net>; Julie Thompson <info@orourkeconstruction.com>
Subject: 917 Asbury

Jaime –

In regard to the waiver, the Applicant seeks a waiver from the operations requirement (ee) as requested by the Planner. Also, the Applicant will notice for a lot area variance as well.

Best. Jon

Jon D. Batastini, Esq.
Garrett & Batastini PA
3318A Simpson Avenue
Ocean City, New Jersey 08226
jon@ocnjlawyers.com
609-399-0035 (w)
609-398-6847 (f)
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PART II

DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: **ZONING BOARD APPLICATION____** **PLANNING BOARD APPLICATION** X

A. Applicant's Name Valery Bashenko and Lillian Bashenko

Applicant's Mailing Address 111 South Jersey Avenue, Estell Manor, NJ 08319

Applicant's E mail Address _____

Phone Number (Home)_____ (Work)_____

Owner's Name Valery Bashenko and Lillian Bashenko (same as Applicant)

Owner's Mailing Address 111 South Jersey Avenue, Estell Manor, NJ 08319

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

Location of Premises 917 Asbury Avenue, Ocean City, NJ 08226
(Street address)

Block(s) 904 Lot(s) 16 Zone CB (Central Business - Interior)
(Tax Map reference)

B. Description the application: Demolition of existing 2-1/2 story commercial building and construction of a new 3-story mixed-use building: 1,500 SF ground-floor retail/personal service space, garage parking, and two (2) three-bedroom residential units above. Preliminary and final major site plan approval with ancillary bulk (c) variances: front porches/decks, parking setback to building, sidewalk color, landing size.

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

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

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D. Request is hereby made for permission to (erect, alter, convert, use) **a** ERECT a mixed-use building

1) Said property is: 30' wide x 100' deep = 3,000 SF interior lot (Asbury Avenue to 15' public alley)
(Give dimensions and area)
and has the following structures: Existing 2-1/2 story frame commercial/storage building (to be demolished)

2) **Size and setbacks of existing building:**

Width of building: Irregular - see survey — Length of building: Irregular - see survey

Height: 25.7' +/- (from 1' above BFE; roof peak +35.7 NAVD88) — Stories: 2-1/2

Front: 3.5' — Rear: 20'

Side: 3.3' (southwest) — Side: 2' (northeast)

% Building Coverage: 61.6% (1,847 SF +/-) — % Impervious Surface Coverage: 100%

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

Width of building: 27' (commercial) / 22' (residential) — Length of building: 86' +/-

Height: 34.45' from 1' above BFE (ridge +44.45 NAVD88) — Stories: 3

Front: 4' — Rear: 10' to habitable space

Side: 0' commercial / 4' residential (southwest) — Side: 3' com. / 4' res. (northeast)

% Building Coverage: 75.2% (2,255 SF) — % Impervious Surface Coverage: 99%

4) Date property acquired and prevailing zoning at time of acquisition: 1/31/2002 (DB 2948, P 722); 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_____ NO_____

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

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

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

Type of construction: (frame, stone, brick, cement) Frame (wood)

Present use of existing building(s) and premises: Commercial / storage

Describe any deed restrictions affecting this property: None known of record

Existing and proposed number of dwelling units: Existing: 0 / Proposed: 2

Existing and proposed square footage of professional office: Existing: 0 / Proposed: 0

Existing and proposed gross floor area: Existing: 1,847 SF +/- / Proposed: 5,433 SF (1,935 + 1,792 + 1,706)

Existing and proposed parking spaces: Existing: 2 / Proposed: 4 res. (2 per unit, stacked); none req'd retail

Existing and proposed number of lots: Existing: 1 / Proposed: 1

Portion of lot being subdivided: N/A - no subdivision proposed

Purpose for which lots will be utilized: N/A

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, AIA - Thomas/Bechtold Arch. & Eng., 599 Shore Rd, Somers Point NJ; Paul M. Koelling, PLS - Koelling & Assoc. LLC, 2161 Shore Rd, Linwood NJ

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

(If applicable, attach list)

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ESCROW FEES SUBMITTED

FINANCIAL RESPONSIBILITY STATEMENT

Section *25-1300.15.2 Amounts Specified Are Estimates*[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

Valery Bashenko and Lillian Bashenko
(Name)

(Daytime Phone)

111 South Jersey Avenue, Estell Manor, NJ 08319
(Billing Address)

Valery Bashenko Lillian Bashenko 8/14/2026
(Signature) (Date)

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

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Jon Batastini, Esquire, attorney for Applicants 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 _____ day of _____,20_____.

(Signature of property owner)

(Address)

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____20_____

Signature of Person authorized to take oaths - Notary

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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: Valery and Lillian Bashenko

NAME OF OWNER: Same as Applicant

NAME OF PROFESSIONAL(S): Thomas/Bechtold (arch.); Koelling & Assoc. (PLS); Garrett & Batastini, P.A. (atty)

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

e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed See Cover

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

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 NA

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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: Lillian & Valery Bashenko

NAME OF OWNER: Lillian & Valery Bashenko

BLOCK: 904 LOT: 16 ADDRESS: 917 Asbury 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:

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

c. *Detailed Information.*

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

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

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3. A portion of the current Ocean City Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of--way of each street within two hundred feet (200') of the subject parcel.	X
4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements.	X
5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines.	X
6. All proposed private and public easements or rights-of-way and the purposes thereof.	Attorney
7. North arrow.	X
8. Written and graphic scales.	X
9. All required endorsements or certifications and space for the appropriate signatures.	X
10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey.	Attorney
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application.	X

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PLAT REQUIREMENTS

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

NAME OF APPLICANT: Lillian & Valery Bashenko

NAME OF OWNER: Lillian & Valery Bashenko

BLOCK: 904 LOT: 16 ADDRESS: 917 Asbury 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:

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. X

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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. X

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

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

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. X

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. X

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

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

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. 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. Waiver

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

1. Existing and proposed final grades and slopes. — X

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

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

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:

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. — X

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

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

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

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) N/A

3. SOIL EROSION PLAN (SEE 25-1700.32) Waiver

4. OTHER AGENCY REQUIREMENTS
   a. County Planning Board (25-1500.8.3B) X
   b. New Jersey Water Company (25-1500.8.3C) N/A
   c. Waterfront Development (CAFRA) N/A
   d. Adequacy of Utility Service 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

Bashenko
917 Asbury Avenue
Block 904 Lot 16
Ocean City, NJ
File #10226

Variances Requested:

- **Front Porches and Decks** – are proposed, a rear deck above the ground floor is existing, where none are permitted.
- **Parking Setback to Property Line** – 1'-0" setback is proposed, +/- 0' is existing, and 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.
- **Landing Size** - 54 SF is proposed, where none exists, and 36 SF 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 either Asbury Avenue or the alley.
   2. A waiver is requested. Stormwater runoff is directed to either Asbury Avenue or the alley.
   3. A waiver is requested.
   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

   Not Applicable.

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 BATASTINI, ESQ. (200' LIST)

BLOCK NUMBER 904

LOT NUMBER 16

PROPERTY LOCATION 917 ASBURY AVENUE, 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 10/6/2026

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.

UTILITIES COMPANIES LISTED BELOW **MUST** ALSO BE NOTIFIED:

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

VERIZON ENGINEEERING 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

CMCPB

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
806 1	861 ASBURY AVE OB806 L442B	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
806 20	409 NINTH ST OB806 L615D	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
806 21	411 NINTH ST OB806 L615C	15C	CITY OF OCEAN CITY 9TH & ASBURY AVE. OCEAN CITY,N.J.	08226
806 23	846 CENTRAL AVE OB806 L615A	15C	CITY OF OCEAN CITY 861 ASBURY AVE, CITY HALL OCEAN CITY, NJ	08226
807 13	862A,B,C ASBURY AVE OB807 L447	4A	608-610 MULLICA HILL ROAD, LLC 335 EVESHAM AVE LAWNSIDE, NJ	08045
903 9 C1	921-23 CENTRAL AVE	2	WALLACE, ANTHONY J & HEATHER A 2136 SQUIRREL HILL RD SCHWENKSVILLE, PA	19473
903 9 C2	921-23 CENTRAL AVE	2	JUBILEE HILLS ESTATES LLC 921-923 CENTRAL AVE #B OCEAN CITY, NJ	08226
903 10 C1	917-19 CENTRAL AVE	2	ZERBE, ROBERT & LINDA 412 W BARNARD ST WEST CHESTER, PA	19382
903 10 C2	917-19 CENTRAL AVE	2	BRADY, KEVIN 39780 ALSACE CT SOLON, OH	44139
903 11 C1	913 CENTRAL AVE	2	SYBCOR LLC 637 CATHCART RD BLUE BELL, PA	19422
903 11 C2	915 CENTRAL AVE	2	SWEISFORD, SURF & JUDITH 123 SWEISFORD LN POTTSTOWN, PA	19465
903 12 C1	909-11 CENTRAL AVE	2	STRAUB, HENRY J & ROTHMAN,CAROLYNA 205 DUNBAR DR MECHANICSBURG, PA	17050
903 12 C2	909-11 CENTRAL AVE	2	CHILDERS, GAIL G & SUSAN K 128 THIRD AVE HADDON HEIGHTS, NJ	08035

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
903 13	500 NINTH ST OB903 L683A	4A	CBOC ACQUISITIONS LLC 10 SYLVAN CT DELRAN, NJ	08075
904 8 C1	945A ASBURY AVENUE	4A	MTD INVESTMENT PROPERTIES, LLC 9 W TENTH STREET OCEAN CITY, NJ	08226
904 8 C2	945B ASBURY AVENUE	2	SHAMES, CHARLES L TRUSTEE 522 MCGRAW LANE GLENMOORE, PA	19343
904 9	943 ASBURY AVE OB904 L551B	4A	HUGHES, PATRICIA WHITCRAFT 60 BAY RD OCEAN CITY, NJ	08226
904 10	941 ASBURY AVE OB904 L551A	4A	HUGHES, PATRICIA WHITCRAFT 60 BAY RD OCEAN CITY, NJ	08226
904 11	937 ASBURY AVE OB904 L550	4A	TRAN, TAN T & MASTERS, JULIE E 15 HARTFORD DR EGG HARBOR TOWNSHIP, NJ	08234
904 12	935 ASBURY AVE OB904 L549	4A	MARROQUIN, ROBERTO & ROSAURA 314 BOOKER AVE EGG HARBOR TOWNSHIP, NJ	08234
904 13	929 ASBURY AVE OB904 L548	4A	TACCARINO, DOROTHY L 929 ASBURY AVE OCEAN CITY, NJ	08226
904 14 C1	925A ASBURY AVE	4A	GUERRIERO, ANTHONY & DEBORAH 2 W TENTH ST OCEAN CITY, NJ	08226
904 14 C2	925B ASBURY AVE	2	GRANT, DANIEL E 32 CLEMENT CT DOWNINGTOWN, PA	19335
904 14 C3	925C ASBURY AVE	2	SHERWOOD, JEFFREY & PENELOPE 925 C ASBURY AVE OCEAN CITY, NJ	08226
904 15 C1	921A ASBURY AVENUE	4A	921 ASBURY AVENUE, LLC 1255 FRANKLIN BLVD LINWOOD, NJ	08221
904 15 C2	921B ASBURY AVENUE	2	BRESLIN, WILLIAM J. III & JUDITH G. 126 DELANCEY STREET PHILADELPHIA, PA	19106

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
904 15 C3	921C ASBURY AVENUE	2	TAYLOR, BRIAN & LUINIE, ETALS 400 KINGS HWY MOORESTOWN, NJ	08057
904 16	917 ASBURY AVE OB904 L545	4A	BASHENKO, VALERY & LILLIAN 171 SOUTH JERSEY AVE ESTELL MANOR, NJ	08319
904 17	915 ASBURY AVE OB904 L544	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, N J	08226
904 18	901 ASBURY AVE OB904 L541	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, N J	08226
904 19	408 NINTH ST 19.01,19.02,20	4A	MIDLANTIC BANK,C/O INVOKE TAX PARTN PO BOX 850 AURORA, OH	442020850
904 21 C1	920-22 CENTRAL AVE	2	DURKIN, CHARLES & MARY JANE 922 CENTRAL AVE OCEAN CITY, NJ	08226
904 21 C2	920-22 CENTRAL AVE	2	DURKIN, CHARLES & MARY JANE 922 CENTRAL AVE OCEAN CITY, NJ	08226
904 22	924 CENTRAL AVE OB904,L628	2	AL-GREENE, BEVERLY J 8503 CASTLEMILL CIRCLE BALTIMORE, MD	21236
904 23 C1	928-30 CENTRAL AVE	2	HUNTER, LARRY W TRUSTEE ETALS 368 BORTONS MILL RD CHERRY HILL, NJ	08034
904 23 C2	928-30 CENTRAL AVE	2	PLATCO, CHERYL LYNN & NICHOLAS 3944 HUDSON TERRACE HARLEYSVILLE, PA	19438
904 24 C1	932-34 CENTRAL AVE	2	DICKSON, CHRISTINE & JOSEPH 62 BROADACRE DR MOUNT LAUREL, NJ	08054
904 24 C2	932-34 CENTRAL AVE	2	EVANGELISTA, THOMAS E SR TRUSTEE 3464 PIN OAK LN CHALFONT, PA	18914
905 6	933-35 WEST AVE 7;CONSOLIDATED 2013	4A	BSK ASSOCIATES, LLC 3426 BARGAINTOWN RD EGG HARBOR TWNSHP,	08234

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
905 8	913-925 WEST AVE OB905 L384-387	4A	FOX CHASE FEDERAL SAVINGS BANK 14 N MAIN ST POB 197%UNIV SOUDERTON, PA	18964
905 9	909 WEST AVE OB905 L383	4A	JVOC LLC 1607 BAY AVE OCEAN CITY, NJ	08226
905 11	304 NINTH ST 12,13	4A	ESPOSITO, LAUREEN PO BOX 246 OCEAN CITY, NJ	08226
905 14	900A,B,C,D ASBURY AVE OB905 L461	4A	ESPOSITO, LAUREEN 900 ASBURY AVE OCEAN CITY, NJ	08226
905 15 C908	908 ASBURY AVE	4A	SHAMROCK-HUBBLE LLC 20 SWEETWATER CT OCEAN CITY, NJ	08226
905 15 C910	910 ASBURY AVE	4A	FIRST KNIGHT KIDS LLC 801 ASBURY AVE STE 601 OCEAN CITY, NJ	08226
905 16	916-18 ASBURY AVE OB905,L465	4A	POKEYANKLEPLUM LLC 916 ASBURY AVE OCEAN CITY, NJ	08226
905 17	922 ASBURY AVE OB905 L466	4A	MARINO, JOSEPH & LYNDA LEE M PO BOX 1061 OCEAN CITY, NJ	08226
905 18	926 ASBURY AVE OB905 L467B	4A	NELLAL, LLC 926 ASBURY AVE OCEAN CITY, NJ	08226
905 19	930 ASBURY AVE OB905 L468	4A	JOHNSON, DONALD W 930 ASBURY AVE OCEAN CITY, NJ	08226
905 20	938 ASBURY AVE OB905 L470	4A	JOHNSON, DONALD W PO BOX 95 OCEAN CITY, NJ	08226
905 21	940 ASBURY AVE OB905 L471	4A	JOHNSON, DONALD W PO BOX 95 OCEAN CITY, NJ	08226

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: Valery Bashenko & Lillian Bashenko

BLOCK: 904 LOT: 16

STEEET ADDRESS: 917 Asbury Avenue

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 10/5/26

Taxes paid through 7/31/27 2ND quarter 20 27

Remarks:

Terence Graff
Tax Collector

10/5/26
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

Please fax back to 609-398-6847.
Thank you!

RECEIVED
OCT 05 2026
TAX COLLECTOR'S OFFICE
CITY OF OCEAN CITY

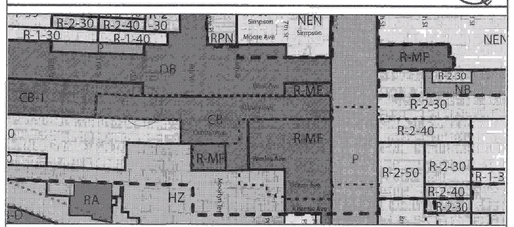
BASHENKO

917 ASBURY AVENUE

U.S.G.S. MAP

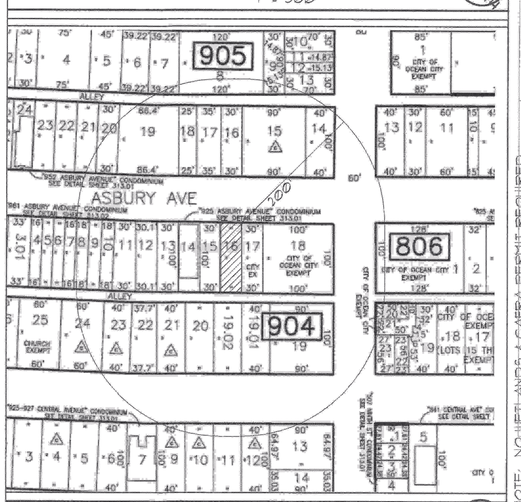
QUAD. # QUAD. 167:39074-C5-TF-024
1" = 1,000'

NORTH



ZONING MAP 1" = 500'

NORTH



TAX MAP 1" = 100' Pg. 13 6-2015

NORTH

AERIAL MAP 1" = 100'

NORTH

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 GEORGE WRAY THOMAS (200' LIST)
BLOCK NUMBER 904
LOT NUMBER 16
PROPERTY LOCATI 917 ASBURY AVENUE, 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.

DATE 5/9/2026

Joseph Elmer
Tax Assessor

1. This report was developed using digital data from the Ocean City Maintenance and Tourism, Engineers Geographic Information System. This copy is a secondary product and has not been verified by Remington and Vernick Engineers.

2. The attached owners and property listing has been developed from a Ocean City Maintenance and Tourism Engineers GIS system as well as the prospective Tax Records in the City Assessor's office. Remington and Vernick Engineers has specifically relied upon the City's information and has not independently verified the accuracy of such information. Remington and Vernick Engineers expressly disclaims any and all responsibility or liability for the accuracy of the information and assumes no responsibility for any deficiencies of any kind in connection therewith. Remington and Vernick Engineers assumes no responsibility to update this report based on information received after the date of this report hereon.

NOTE: NO WETLANDS & CAMA JURISDICTIONAL AREAS ARE SHOWN ON THIS SURVEY

Block	Lot	Qual	Property Location (Address or Additional Lot)	Property Class	Owner (Address, City, State)	Zip Code
904	16	C3	917 ASBURY AVE	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
904	17		921 ASBURY AVE	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
904	18		925 ASBURY AVE	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
904	19		926 NORTH ST	4A	PIZZARO FAMILY REVOCABLE TRUST PO BOX 2169 AURORA, OH	44202-2169
904	20	C1 C2	940-22 CENTRAL AVE	2	GORDON, CHARLES & MARY JANE 1 WEST 22ND ST OCEAN CITY, NJ	08226
904	21	C1 C2	930-33 CENTRAL AVE	2	DURKIN, CHARLES & MARY JANE 922 CENTRAL AVE OCEAN CITY, NJ	08226
904	22	C1 C2	924 CENTRAL AVE CAMRA LLC	2	AU-GERING, BEVERLY J 4552 CASTLEHILL CIRCLE EASTTOWN, PA	31336
904	23	C1 C2	928-30 CENTRAL AVE	2	HUNTER, LARRY W TRUSTEE ETAL 168 MONTAUK MALL RD CHERRY HILL, NJ	08034
904	24	C1 C2	938-36 CENTRAL AVE	2	PLATCO, DENNIS ANN & NICHOLAS 3944 HUDSON TERRACE HAMMONTON, NJ	08037
904	25	C1 C2	932-34 CENTRAL AVE	3	SOKEDA, CHRISTINE A JOSEPH 53 BRANDYWINE RD MOUNT LAUREL, NJ	08054
904	26	C1 C2	232-34 CENTRAL AVE	2	CHRISTELEY, THOMAS C SR TRUSTEE 3961 FOX DEN LN CHALFONT, PA	18914
904	27	C1 C2	913-15 WEST 3rd	4A	BOK ASSOCIATES, LLC 3404 BARGAINTOWN RD EGG HARBOR TWSHIP,	08234

Block	Lot	Qual	Property Location (Address or Additional Lot)	Property Class	Owner (Address, City, State)	Zip Code
904	28	C1 C2	913-915 WEST ASBURY AVE 08085 1594-367	4A	FIN ENGINEERING, BUSINESS MANAGEMENT & REAL ESTATE TRUSTEE 1 & 9 KNOX ST PINE HAMMONTON	08037
905	6		806 WEST AVE 08085 1283	4A	INDO, LLC 1107 MAY AVE OCEAN CITY, NJ	08226
905	10		309 NORTH ST 15.13	4A	ESPOSITO, LAUREEN 103 ASBURY AVE OCEAN CITY, NJ	08226
905	14		903 A/C/R ASBURY AVE 08085 1853	4A	ESPOSITO, LAUREEN 103 ASBURY AVE OCEAN CITY, NJ	08226
905	15 C0010		908 ASBURY AVE	4A	6160 INDOCHINE LLC 22 BRIARWOODS CT OCEAN CITY, NJ	08226
905	16		912 ASBURY AVE	4A	FIRST KNIGHT 6108 LLC 932 ASBURY AVE STE 601, OCEAN CITY, NJ	08226
905	17		916-18 ASBURY AVE 08085 1457	4A	ROOTS MANAGEMENT LLC 916 ASBURY AVE OCEAN CITY, NJ	08226
905	18		922 ASBURY AVE 08085 1456	4A	TARRIO, JOSEPH & LYDIA LEE H PO BOX 1 OCEAN CITY, NJ	08226
905	19		926 ASBURY AVE 08085 1455	4A	MELIA, LLC 926 ASBURY AVE OCEAN CITY, NJ	08226
905	20		930 ASBURY AVE 08085 1454	4A	JOHNSON, DONALD W 930 ASBURY AVE OCEAN CITY, NJ	08226
905	21		936 ASBURY AVE 08085 1453	4A	JOHNSON, DONALD W PO BOX 30 OCEAN CITY, NJ	08226
905	22		940 ASBURY AVE 08085 1451	4A	JOHNSON, DONALD W PO BOX 30 OCEAN CITY, NJ	08226

Block	Lot	Qual	Property Location (Address or Additional Lot)	Property Class	Owner (Address, City, State)	Zip Code
903	1	C1	501 WEST AVE	4A	CROC ACQUISITIONS LLC 15 STILLMAN CT EDISON, NJ	08817
904	1	C1	845A ASBURY AVENUE	4A	8TH INVESTMENT PROPERTIES, LLC 5 4TH TWIN SPRUCE SOMERS POINT, NJ	08244
904	2	C1	847B ASBURY AVENUE	2	SPARKES, CHARLES L TRUSTEE 222 MODENA AVE GLENOLDEN, PA	19036
904	3	C1	849 ASBURY AVE 08084 1358	4A	HAGGERTY, PATRICIA WHITCOMBY 82 BAY RD OCEAN CITY, NJ	08226
904	4	C1	851 ASBURY AVE 08084 1359A	4A	HAGGERTY, PATRICIA WHITCOMBY 82 BAY RD OCEAN CITY, NJ	08226
904	5	C1	853 ASBURY AVE 08084 1359B	4A	TRAN, TAN T & HASTERS, JULIE E JT HASTERS 200 656 HORNOR TOWNSHIP, PA	19034
904	6	C1	855 ASBURY AVE 08084 1360	4A	HARRIGOUIN, ROBERTA & ROSELYN 855 ASBURY AVE EGG HARBOR TOWNSHIP, NJ	08234
904	7	C1	859 ASBURY AVE 08084 1360A	4A	TAGTMEYER, GREGORY L 928 ASBURY AVE OCEAN CITY, NJ	08226
904	8	C1	863A ASBURY AVE	4A	KUEHNERT, ANTHONY & DEBORAH 2 W 79TH ST OCEAN CITY, NJ	08226
904	9	C1	1013A ASBURY AVE	2	GRANT, DANIEL E 32 CLEMENT CT MOORESTOWN, PA	19033
904	10	C1	1015 ASBURY AVE	2	SHEPHERDS, JEFFREY & ANNELORE 928 CLARIDGE AVE OCEAN CITY, NJ	08226
904	11	C1	1017 ASBURY AVENUE	4A	1101 ASBURY AVENUE, LLC 1101 ASBURY AVE LOWER TWP, NJ	08210
904	12	C1	1019 ASBURY AVE	3	MARSLOK, WILLIAM S TTE & JUDITH G 1101 ASBURY STREET PHILADELPHIA, PA	19124

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
1141 RT 9
CAPE MAY COURT HOUSE, NJ 08210

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

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

ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY SUITE 305
MAYS LANDING, NJ 08330

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMING 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.

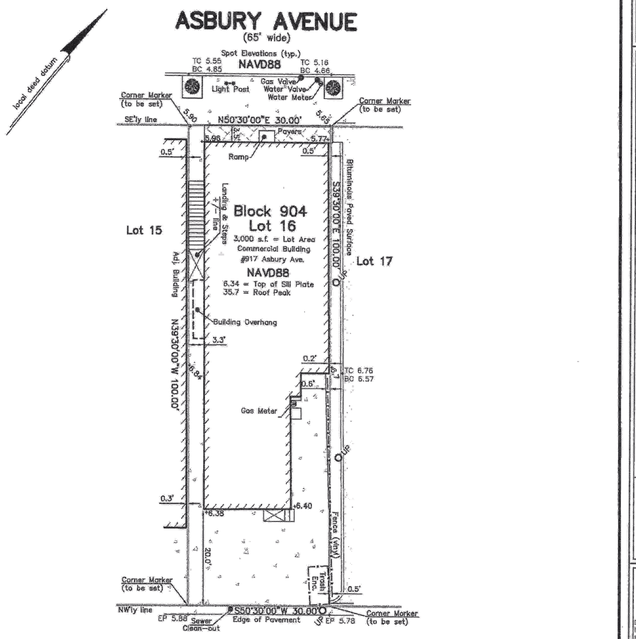
B/12/2026

ZONING COMPLIANCE
CENTRAL BUSINESS ZONE(CB INTERIOR)

ZONING STANDARD	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED CONDITION	VARIANCE REQUIRED
USE	MIXED USE	COMMERCIAL/STORAGE	MIXED USE (7) RESIDENTIAL UNITS AND (1) RETAIL SALES OR PERSONAL SERVICE SHOP	NO
RESIDENTIAL DENSITY	1 UNIT PER 1,452 SF OF LOT AREA	UNKNOWN	2 RESIDENTIAL 3 BEDROOM UNITS	NO
COMMERCIAL FLOOR AREA	50% OF LOT AREA OR 1,500 S.F. WHICHEVER IS GREATER	1,847 SF +/- 61.6%	50% AND 1,500 SF	NO
MINIMUM LOT AREA	6,000 SF	3,000 SF, 0.069 ACRES	3,000 SF, 0.069 ACRES	NO
MINIMUM LOT WIDTH	60'	30'	30'	NO
MINIMUM LOT FRONTAGE	60'	30'	30'	NO
MINIMUM BUILDING SETBACKS				
FRONT	4'	3.9	4'	NO
SIDE (SOUTH WEST SIDE)	0'	3.3	0' TO COM., 4' TO RES.	NO
SIDE (NORTH EAST SIDE)	4'	2'	3' TO COM., 4' TO RES.	NO
SIDE AGGREGATE	8' COM., 8' RES.	5.3	3' COM., 8' RES	NO
REAR	4'	20'	10' TO HABITABLE SPACE	NO
MINIMUM LOT DEPTH	100'	100'	100'	NO
MAXIMUM BUILDING HEIGHT PLAT/PITCHED	38' FR 1' ABV BFE	25.7' FROM 1' ABV BFE +/-	34.49' FROM 1' ABOVE BFE	NO
MAXIMUM BUILDING COVERAGE	90%	1,847 SF +/- 61.6%	2,265 SF, 75.2%	NO
MAXIMUM IMPERVIOUS COVERAGE	100%	100%	2,971SF 99%	NO
FLOOR AREA				
GROUND FLOOR	NA	1,847 SF +/-	1,500 SF COMMERCIAL 435 SF RESIDENTIAL PARKING	NO
FIRST FLOOR	NA	UNKNOWN	1,792 SF RESIDENTIAL AREA	NO
SECOND FLOOR	NA	UNKNOWN	1,706 SF RESIDENTIAL AREA	NO
OPEN SPACE	NA	0	702 SF, 23.4%	NO
TOTAL STORIES	3	2.5	3	NO
SIGNAGE	SHALL CONFORM TO 25-102.29	FACE APPLIED	SHALL CONFORM	NO
HEIGHT OF COMMERCIAL SPACE	12'	UNKNOWN	12'	NO
FRONT PORCHES AND DECKS	NOT PERMITTED	REAR DECK OVER GROUND FL.	PORCHES AND DECKS	YES
FRONT FACE MATERIAL	NO VINYL OR ALUMINUM ON FACE	NO VINYL OR ALUMINUM ON FACE	PROP. HARDIE & COMPOSITE PANEL	NO
GLASS REQUIREMENT	45%	50%+/-	46.2%	NO
TREES	REQUIRED	2 EXIST.	2 EXIST. TO REMAIN	NO
PARKING - COMMERCIAL RESIDENTIAL (2 RESIDENCES)	NONE REQUIRED FOR RETAIL OR PERSONAL SERVICE 2 PER RESIDENCE (3) BEDROOM RES	2 PARKING SPACE 0	NO PARKING REQUIRED RETAIL, PERSONAL SERVICE, OR RESTAURANT 2 PER RESIDENCE (3) BEDROOM RES	NO NO
ACCESS TO PARKING VIA ALLEY	YES	YES	YES	NO
PARKING SETBACK TO PROP LINE	0'	2' +/-	1'0"	NO
PARKING CONFIGURATION PARKING TO BUILDING	NOT STACKED FOR BUS. STACKED FOR RES 4'	NOT STACKED NA	NOT STACKED FOR BUS. STACKED FOR RES 1'-6"	NO YES
SIDEWALK COLOR	FRENCH GRAY	STANDARD GRAY	STANDARD GRAY	YES
LANDING SIZE	36 SF.	NA	54 SF.	YES

ASBURY AVENUE ELEVATION

EXISTING CONDITIONS



GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey offboards, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

Valery & Lillian Bashenko

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 05/29/2026 by me or under my immediate supervision, in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

Date Revision

SURVEY OF PREMISES

SITUATE IN
CITY OF OCEAN CITY
COUNTY OF CAPE MAY, N.J.
#917 Asbury Avenue

BLOCK 904 LOT 16

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: June 2, 2026 by: KOMIS
Scale: 1" = 15'

SIGNATURES

PLANNING BOARD CHAIRMAN _____

PLANNING BOARD SECRETARY _____

BOARD ENGINEER _____

OWNER/APPLICANT :
BASHENKO, VALERY & LILLIAN
171 SOUTH JERSEY AVENUE
ESTELL MANOR, NJ 08319

BASHENKO
917 ASBURY AVENUE
LOT: 16 BLOCK: 904
OCEAN CITY, NJ

PLANNING BOARD DOCUMENT
VARIANCE PLAN/
MAJOR SITE PLAN
TAX MAP SHEET #13
TOP SHEET

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING
599 SHORE ROAD SOMERS POINT NEW JERSEY
P. (609) 927-5050 F. (609) 927-3330
WWW.GWTHOMAS.NET

Andrew Bechtold 17642

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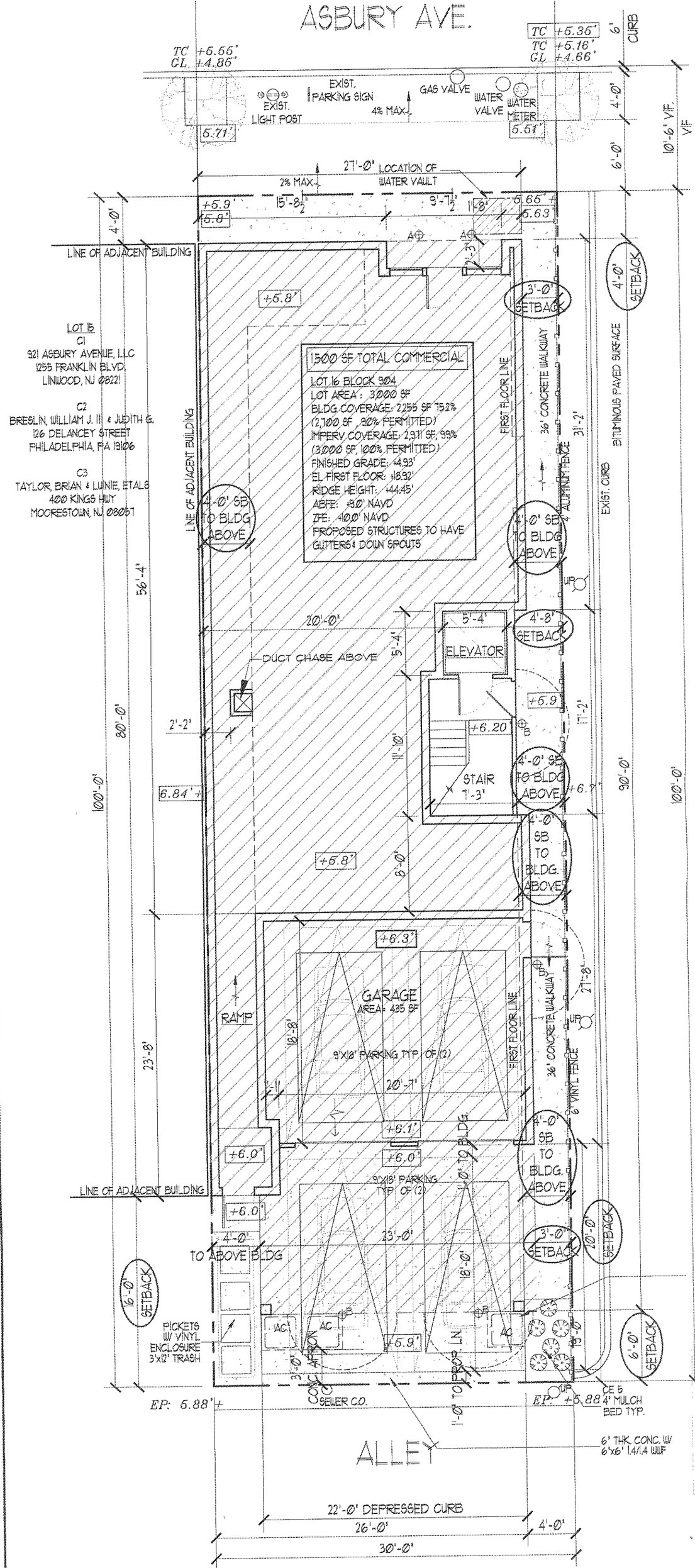
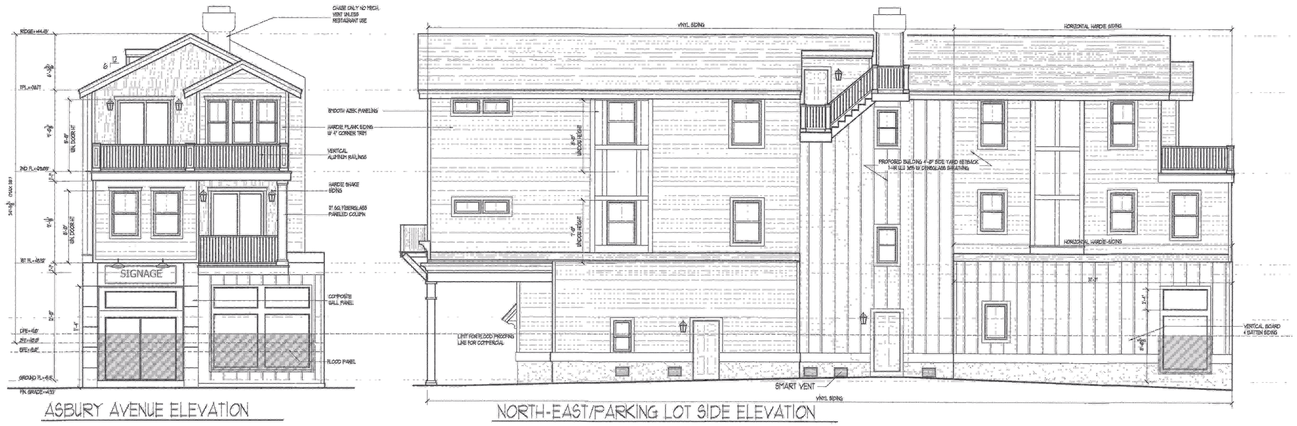
Revisions:

Date: 8-12-26
File No: 10226
Scale: AS NOTED
Drawn: AMB
Dwg. No. PB-1
Checked: GWT/ACB



PROPOSED PLOT PLAN/PROP CONDITIONS



ASBURY AVENUE ELEVATION

NORTH-EAST/PARKING LOT SIDE ELEVATION

GLASS CALC
FIRST FLOOR FACADE WALL AREA= 324 SF
FIRST FLOOR FACADE GLASS AREA= 150 SF
GLASS PERCENTAGE = 150/324 = 46.3% IE 45% OK

42w Watts | 4000 Lumens | 5000K Daylight | 180° Adjustable
IP65 Waterproof | Photocell Dusk to Dawn | Energy Saving | 50000hrs Lifetime

LIGHT FIXTURE "A"

LANDSCAPING MAINTENANCE PROGRAM

THE MAINTENANCE PROGRAM IS A FOUR SEASON LANDSCAPE PROGRAM. BELOW WE IDENTIFY A RECOMMENDED PROCEDURE FOR THE FOUR SEASONS. THIS PROGRAM IS TO BE FOLLOWED BY A LANDSCAPING CONTRACTOR.

SPRING: THE AREA IS TO BE POWER RAKED TO REMOVE ACCUMULATED DEBRIS AND TO READY ANY BARE AREAS FOR RESEEDING ACCORDING TO THE REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.

SUMMER: ON A WEEKLY BASIS THROUGHOUT THE SPRING , SUMMER AND FALL SEASONS, THE VEGETATION WITHIN THE AREA WILL BE WEEDED, PRUNED OR MOVED IN CONJUNCTION WITH OTHER AREAS OF THE SITE. ANY SEDIMENT BUILDUP IS TO BE REMOVED AND DISPOSED OF.

FALL: ON ALTERNATE YEARS, GRASSES IN THE AREA SHOULD BE DETHATCHED. IN ADDITION, ALL THATCHED MATERIAL AND ANY OTHER DEBRIS SHOULD BE REMOVED AND DISPOSED OF. LIME AND FERTILIZER SHALL BE PLACED ON THE SURFACE. APPLICATION RATES SHALL BE AS FOLLOWS:

LIMESTONE: 10 LBS/ 1000 SF
FERTILIZER: 5 LBS/ 1000 SF

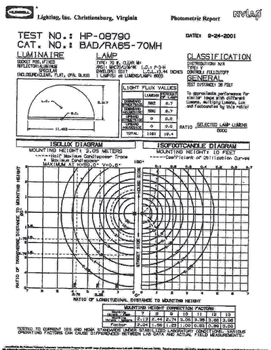
IN AREAS CONTAINING NO COVER, THE SURFACE SHALL BE RAKED AND SMOOTHED PRIOR TO THE APPLICATION OF THE LIMESTONE AND FERTILIZER AFTER WHICH A SEED MIXTURE OF KY-31 SHALL BE APPLIED AT A RATE OF 0.4 LBS. PER 1,000 SF. IN AREAS CONTAINING MATURE GROWTH, THE RESEEDING APPLICATION RATE SHALL BE EQUAL TO 0.2 LBS. PER 1,000 SF.

NEWLY SEEDED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH ANCHORING WITH NETTING OR MULCH BINDERS OR USING LIQUID MULCH BINDERS.

WINTER: THE WORK EFFORT DURING THIS PERIOD WILL CONSIST OF THE REMOVAL OF ACCUMULATED TRASH, RUBBISH AND DEBRIS FROM THE AREA.

COST: IT IS ESTIMATED THAT THE COST OF PLACING SUCH A LANDSCAPE CONTRACT WILL BE APPROXIMATELY $10,000.00 PER YEAR.

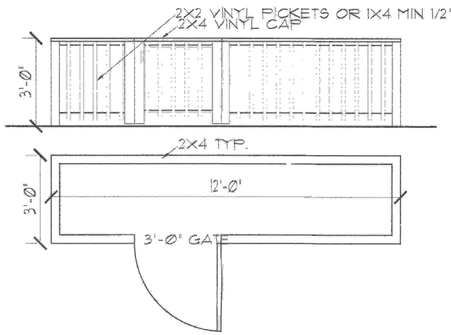
ALL TREES & SHRUBS WILL BE GUARANTEED FOR A PERIOD OF TWENTY-FOUR MONTHS FROM THE DATE OF INSTALLATION OR THEY WILL BE REPLACED.



FIXTURE "B"

LIGHT FIXTURE "B"

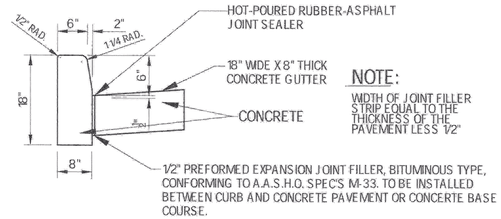
LANDSCAPING SCHEDULE			NO POLY VAPOR BARRIER TO BE USED IN BEDS			
KEY	BOTANNICAL NAME	COMMON NAME	QTY.	SIZE	NOTES	
CE	COTONEASTER	COTONEASTER	6	1 QT	PLANT 18" ON CENTER	



TRASH ENCLOSURE DETAIL

NOTES:
1) CONCRETE SHALL BE 4" THICK AND BE CONSTRUCTED WITH CLASS 'B' CONCRETE AS PER NJDOT STANDARDS SPECIFICATIONS.
2) TRANSVERSE EXPANSION JOINTS, ½" WIDE, SHALL BE MINIMUM OF 20' O/C.
3) LONGITUDINAL JOINTS, ½" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS WITH PREFORMED BITUM JOINT FILLER.

NTS



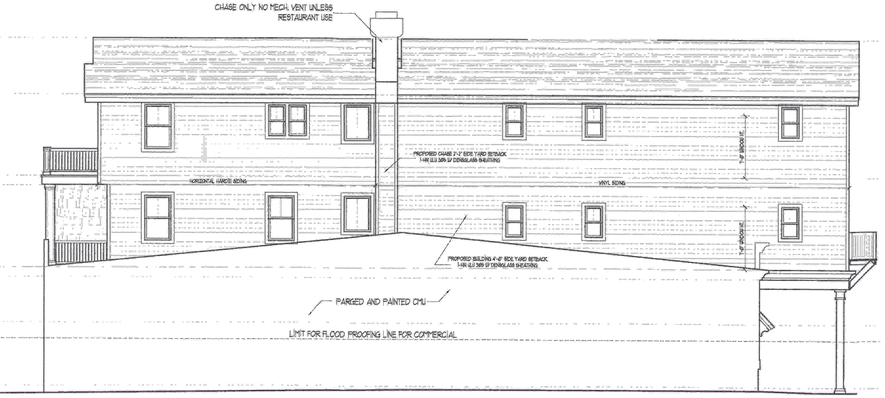
NOTE:
WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2"

½" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, CONFORMING TO A.A.S.H.O. SPEC'S M-33. TO BE INSTALLED BETWEEN CURB AND CONCRETE PAVEMENT OR CONCERTE BASE COURSE.

TRANVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CURB DETAIL

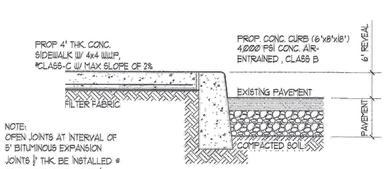
ALLEY ELEVATION



SOUTH-WEST SIDE ELEVATION

8'-0"
SIGNAGE
2'-0"

SIGN DETAIL NTS
FRONT SIGN SF= 16 SF (4.9% OF FACADE)
324 SF COMMERCIAL FACADE
(15% 48.6 SF MAX ALLOWED)
FACE APPLIED
UP LIT

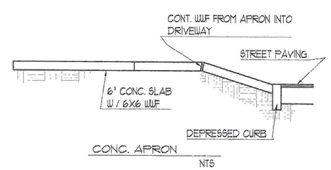


NOTE:
OPEN JOINTS AT INTERVAL OF 5' BITUMINOUS EXPANSION JOINTS ½" THK. BE INSTALLED @ 10', AT CURB/SIDEWALK ½"

SECTION: CURB & SIDEWALK NTS
* ASPHALT PAVING

NOTES:
1) SIDEWALKS SHALL BE 4" THICK AND BE CONSTRUCTED WITH CLASS 'B' CONCRETE AS PER NJDHDSTANDARDS SPECIFICATIONS AND SHALL BE STANDARD GRAY, AND WITH NO PAVERS.
2) TRANSVERSE EXPANSION JOINTS, ½" WIDE, SHALL BE MINIMUM OF 20' O/C.
3) LONGITUDINAL JOINTS, ½" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS WITH PREFORMED BITUM JOINT FILLER.
4) SIDEWALKS SHALL HAVE A BROOM FINISH AND SHALL MATCH EXISTING CONC PATTERN AND COLOR
5) MAX CROSS SLOPE 2%
6) AREAS WHERE VEHICULAR TRAFFIC WILL DRIVE ON THE SIDEWALK THE CONC MUST BE 6" THICK WITH REINFORCEMENT.

SIDEWALK DETAIL



CONC. APRON
NTS

BASHENKO
917 ASBURY AVENUE
LOT: 16 BLOCK: 904
OCEAN CITY, NJ

PLANNING BOARD DOCUMENT
VARIANCE PLAN/ MAJOR SITE PLAN
TAX MAP SHEET #13
PROPOSED ELEVATIONS, NOTES, DETAILS, & BULKCHART

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Revisions:

Date:	File No:
8-12-26	10226
Scale: 1/8" = 1'-0"	
Drawn: AMB	Dwg. No. PB-3
Checked: GWT/ACB	