

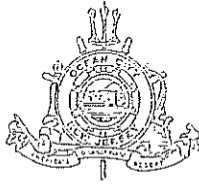


CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-399-8419

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PART I

INSTRUCTIONS TO THE APPLICANT

A. APPLICATION REQUIRED

Applications for development in which the Zoning Board has the power to hear the application for development pursuant to N.J.S. 40:55D-70 and 40:55D-76, or Planning Board pursuant to N.J.S. 40:55D-25 and 40:55D-60, shall be filed, according to these instructions. Application shall only be made on the form supplied by the Board Secretary. All the information requested must be provided.

B. NUMBER OF COPIES

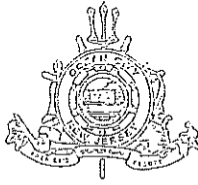
The applicant shall file with the Board an original and five (5) copies of the application and an equal amount of all supporting documents. All documents must be PRE-PACKAGED, SORTED AND FOLDED. Forms dealing with service and proof of service are to be filed in duplicate prior to the hearing date. *Once the application has been deemed Administratively Complete, you will be notified to submit fifteen (15) additional copies for the Zoning Board or twenty (20) additional copies for the Planning Board.

C. PROVIDE A LIST OF PROPERTY OWNERS SERVED

The applicant shall provide a list of the property owners served, including the block and lot number of each property and designate the method of service using the form provided with the application. The entire form must be completed and the Affidavit of Service must be signed and notarized. The Affidavit of Service must be filed with the Board Secretary at least five (5) days prior to the date of the scheduled hearing. The certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality, must be attached to the Affidavit of Service. Where notice has been made by certified mail, the postmarked receipt must also be attached to the Affidavit of Service.

D. OWNERSHIP

If the applicant does not own the property described in the application, the affidavit of ownership on page 8 of the application form must be completed, signed and notarized.



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E. CONFIRMATION OF PAID TAXES

The applicant shall file with the application, proof that there are no taxes or assessments for local improvements due or delinquent on the property for which the application is made. Such proof shall be in the form of a certification from the Tax Assessor (form attached).

F. APPLICANTS

Applicants may proceed with or without an attorney. Persons without an attorney must be physically present at the hearing.

G. COMPLETE APPLICATIONS

The Administrative Officer will deem the application complete when the applicant has complied with all the submission requirements.

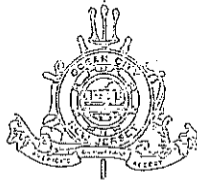
H. SPECIAL MEETING

An applicant may request that the Board consider his/her application at other than a regular meeting. The request must set forth the reason that a special meeting is required. If a special meeting is held at an applicant's request, the applicant is responsible for all additional fees.

I. ORDER OF HEARINGS

Applicants will be heard in the order in which the applications are received or as directed by the Board Chairman.

NEW CASES WILL NOT COMMENCE AFTER 10:00 PM.
ADDITIONAL TESTIMONY WILL NOT BE TAKEN AFTER 11:00 PM.



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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 Patrick O'Hara

Applicant's Mailing Address [REDACTED]

*Applicant's E-mail Address [REDACTED]

Phone Number (Home) [REDACTED] (Work) _____

Owner's Name Patrick O'Hara

Owner's Mailing Address Same as Above

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

Location of Premises 3360 Asbury Avenue
(Street address)

Block(s) 3303 Lot(s) 20 Zone 34th Street Gateway
(Tax Map reference)

B. Description the application: Remove the existing one story masonry building (former Blitz's market)
and construct a new mini-golf facility with small "clubhouse" with second floor storage _____

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

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



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D. Request is hereby made for permission to (erect) alter, convert, use) a mini-golf facility

1) Said property is: 100' x 100' = 10,000 s.f.
(Give dimensions and area)
and has the following structures: remove existing one story retail building

2) Size and setbacks of existing building:

Width of building: 41' Length of building: 64'
Height: 11.93' above elev 10 Stories: 1
Front: 6.3' Rear: 29.88'
Front: 55.27' Side: 3.83'
% Building Coverage: 25.8% % Impervious Surface Coverage: 91.5%

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

Width of building: 22' Length of building: 14'
Height: 14.7' above elev 10 Stories: 2
Front: 6.0' Rear: 76.13'
Front: 74.0' Side: 4.0'
% Building Coverage: 3.1% % Impervious Surface Coverage: 84.6%

4) Date property acquired and prevailing zoning at time of acquisition: 1994 Commercial

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 X 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"

Applicant previously applied for Admin Site Plan to modify existing structure but was denied approval.
Said application and denial occurred summer/fall 2022



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

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

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

Present use of existing building(s) and premises: retail / deli

Describe any deed restrictions affecting this property: none

Existing and proposed number of dwelling units: -zero-

Existing and proposed square footage of professional office: -zero-

Existing and proposed gross floor area: exist 2597 +/- sf. proposed 612 +/- sf

Existing and proposed parking spaces: 13 existing. 3 proposed

Existing and proposed number of lots: -one-

Portion of lot being subdivided: n/a

Purpose for which lots will be utilized: new mini-golf facility

Facilities for solid waste and recyclables. Located at rear of lot

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: _____

James E. Chadwick, NJPE & NJRA, jamesechadwick@aol.com

- 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)

Response to Section 6

A. The proposed use is a permitting use on the property. However, given the size of the property some of the structures that a part of the miniature golf course will require variances. Testimony will be provided to demonstrate that given the nature of the property allowing the requested variances will actually allow for more open space and create a more pleasing appearance that if the structures were built in accordance with the bulk requirements.

B. As the proposed use is a permitted use, the use is well suited for the zone. Therefore, as the proposed miniature golf course is a permitted use allowing some variances will not detrimentally impact the neighborhood or the zoning plan. In fact, testimony will be provided to demonstrate that by allowing the requested variances the appearance of the property will be improved and more open space will be provided than what is currently on the property.



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ESCROW FEES SUBMITTED

FINANCIAL RESPONSIBILITY STATEMENT

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

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

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

Please Print Clearly

Patrick O'Hara
(Name)

[REDACTED]
(Daytime Phone)

[REDACTED]
(Billing Address)

Patrick M. O'Hara
(Signature)

1-12-2023
(Date)

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



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Brian D. Heun, Attorney for Applicant/Owner

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)

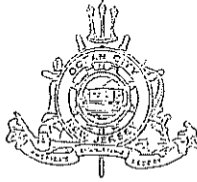
(Telephone Number)

Sworn and subscribed before me:

This 20th day of January, 2023

Signature of Person authorized to take oaths - Notary

Valerie A. Heun
Notary Public of New Jersey
ID # 2452792
My Commission Expires 6/15/2025



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PART III
ADMINISTRATIVE COMPLETENESS
APPLICATION CHECKLIST
(Please submit with your application document)

NAME OF APPLICANT: Patrick O'Hara
NAME OF OWNER: Patrick O'Hara
NAME OF PROFESSIONAL(S): James E Chadwick, PE & RA

Required Documents

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



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PLAT REQUIREMENTS

SITE PLAN- PRELIMINARY 625-1500.8.2 and FINAL 625-1500.10.2

NAME OF APPLICANT: Patrick O'Hara

NAME OF OWNER: Patrick O'Hara

BLOCK: 3303 LOT: 20 ADDRESS: 3360 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 at a scale smaller than one inch equals fifty feet (1"=50') or 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'). x_____

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:

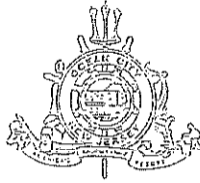
1. Title to read "Preliminary Site Plan." x_____
2. Name of the development, if any. x_____
3. Date (of original and all revisions). x_____
4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s). x_____
5. 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. X_____
- f. The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof. X_____
- 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. X_____



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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 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.

x_____

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.

W_____

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

W_____

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.

W_____

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

W_____

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.

W_____

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').

W_____

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.

W_____

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

W_____

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.

W_____



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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.

W_____

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

W_____

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

W_____

1. Borings shall be spaced evenly throughout the site.

W_____

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.

W_____

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.

W_____

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').

W_____

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.

W_____

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_____



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

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. Z _____

u. The location and size of proposed loading docks. W _____

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.

W _____

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.

W _____

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.

W _____

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

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

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

X _____

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

X _____

3. SOIL EROSION PLAN (SEE 25-1700.32)

X _____

4. OTHER AGENCY REQUIREMENTS

a. County Planning Board (25-1500.8.3B)

X _____

b. New Jersey Water Company (25-1500.8.3C)

X _____

c. Waterfront Development (CAFRA)

n/a _____

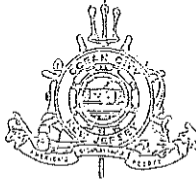
d. Adequacy of Utility Service

X _____

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 _____



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PART V

SCHEDULE I

PLANNING, ZONING AND FLOOD BOARD APPLICATION AND ESCROW FEES

(Effective July 1, 2010)

	APPLICATION FEE	ESCROW FEE
1. Administrative Site Plan	\$375.00	\$500.00
2. Minor Subdivision Application:		
(a) By Right Application	\$250.00	\$750.00 + \$50/lot
(b) Application With 40:55D-70c Variances	\$750.00	\$1,000.00 + \$50/lot
3. Preliminary Major Sub-division	\$750.00	\$1,200.00 + \$50/lot
Final Major Subdivision	\$500.00	\$750.00 + \$50/lot
4. Extension of Subdivision:		
Extension of preliminary approval	\$300.00	\$200.00 + \$50/lot
Extension of final approval	\$300.00	\$200.00 + \$50/lot
5. Minor Site Plan: (less than 1,001 sq. ft.; less than 9 units; parking increase less than 20% and no new street)	\$525.00	\$1,000.00
6. Major Site Plan:		
Preliminary Residential	\$750.00	\$1,200.00 + \$50/UNIT
Final Residential	\$500.00	\$750.00 + \$50/unit
Preliminary Commercial	\$750.00	\$1,400.00
Final Commercial	\$500.00	\$1,000.00
7. Extension of preliminary or final site plan	\$525.00	\$300.00
8. Plan Revisions:		
a. Revisions prior to approval	\$375.00	\$500.00
b. Amendment to Board approved plans	\$375.00	\$500.00
c. Zoning Board Executive Committee	\$375.00	---
9. Amendment to Master Plan and/or Zoning Ordinance	\$525.00	\$1,000.00
10. a. Appeal from Administrative Officer pursuant to N.J.S.A. 40:55D-70a	\$500.00	\$1,000.00
b. Appeal from Administrative Officer regarding Historic Preservation Commission Report pursuant to N.J.S.A. 40:55D-70a	\$500.00	\$1,000.00
11. Interpretation of Zoning Map or Ordinance pursuant to N.J.S.A. 40:55D-70b	\$375.00	\$350.00
12. Bulk Variance pursuant to N.J.S.A. 40:55D-70c:		

Existing undersized lot to be occupied by a new detached single-family dwelling	\$500.00	\$1,000.00
Alterations or additions to an existing detached single-family dwelling	\$500.00	\$1,000.00
Sign, fence, mechanical equipment, shed, or like accessory variance	\$250.00	\$500.00
All others	\$500.00	\$1,200.00
13. Variance pursuant to N.J.S.A. 40:55D-70d (includes Floor Area Ratio)	\$500.00	\$1,500.00
14. Planning variance pursuant to N.J.S.A. 40:55D-36	\$375.00	\$500.00
15. Conditional Use pursuant to N.J.S.A. 40:55D-67	\$750.00	\$1,200.00
16. Informal Concept Plan Review pursuant to N.J.S.A. 40:55D-10.1	\$500.00	\$1,000.00
17. Certificate of Default Approval pursuant to N.J.S.A. 40:55D-50b and 73b	\$150.00	—
18. Certificate of Subdivision Approval pursuant to N.J.S.A. 40:55D-56	\$150.00	—
19. Certificate of Pre-existing Nonconforming Use or Structure pursuant to N.J.S.A. 40:55D-68		—
Issued by the Administrative Officer	\$10.00	—
Issued by the Board of Adjustment	\$500.00	\$1,000.00
20. Certificate of Appropriateness	\$150.00	—
21. Zoning Permit Application:		
a. Initial Zoning Permit Application	\$100.00	
b. Mid-Term As-Built Zoning Certification	\$50.00	
c. Resubmittal after Denial	\$50.00	
d. Amendment to Approved Plan	\$50.00	
e. Final As-Built Certification	\$100.00	
f. Zoning Permit Application for shed, HVAC, and/or fences. (Includes Final Zoning Certification)	\$125.00	
g. Zoning Permit Application including zoning compliance inspection not requiring a final as-built zoning certification	\$150.00	
h. Concrete—removal and replacement of existing concrete or hardscape such as pavers, or installation of additional concrete or hardscape, on public right-of-way or private property, (including compliance inspection).	\$100.00	
i. Concrete or hardscape work on public right-of-way or private property involving new construction or renovation that requires a certificate of occupancy, (including zoning compliance inspection).	\$75.00	
j. Sign Permit for modifying existing signs		
16 square feet or less	\$25.00 per sign	
Greater than 16 square feet	\$50.00 per sign	

k.	As-Built Certificate of Compliance	One (1) permit is required for each lot. Permits are required for paver installation. Department of Planning and Engineering will be the enforcement agency	
1.	Mid-Term As-Built Certification per subsection 25-1200.3.1a.	\$50.00	
2.	Final As-Built Zoning Certification per subsection 25-1200.3.1b.	\$100.00	
3.	Reinspection for Final As-Built Zoning Certification	\$50.00	
4.	Final on-site zoning inspection for construction that does not require Final As-Built Certification (defined in subsection 25-1200.3.1a. or b.)	\$50.00	
22.	Reserved.		
23.	Application to Flood Damage Prevention Appeal Board	\$500.00	\$1,000.00
24.	(a) Request for Transcription of Audio – Applicant will be responsible for the costs of the transcription as provided by third party who is determined by the Secretary. The Secretary will provide the tape to the third party for transcription upon written request from the applicant. (b) Copy of audio CD \$10.00 per CD		
25.	Final Zoning Certification	(See item 21)	
26.	Appeal of the decision of the Bulkhead Inspector as per Chapter 22, Section 12	\$750.00	\$1,200.00
27.	Request for Reapproval	50% OF ORIGINAL	50% of original
28.	Permit pursuant to N.J.S.A. 40:55-34 and 36	\$250.00	\$350.00
29.	Waiver Request - Checklist Item and Design Standards	\$100.00 EACH	
30.	Tax map changes resulting from subdivision	\$500.00	
31.	Special meeting requested by Applicant	\$500.00	
32.	Historic Preservation Commission Application		
	a. Infill development and demolition application	\$150.00	\$600.00
	b. Rehabilitation and restoration application	\$75.00	\$300.00
32A.	Inspection as required by condition of approval or Court Order or prior to sale	\$100.00 (EFFECTIVE 01/01/13)	
33.	Reinspection	\$75.00	
34.	Redevelopment Plan	\$1,000.00	\$5,000.00



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: Patrick O'Hara
BLOCK: 3303 LOT: 20
STREET ADDRESS: 3360 Asbury Avenue

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 1/23/23
Taxes paid through 6/30/23 2nd quarter 20 23

Remarks: _____

Terence Graff 1/23/23
Tax Collector Date

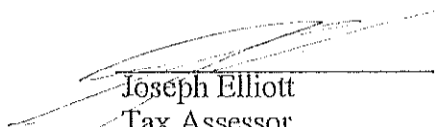
THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

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 BRIAN D. HEUN (200' LIST)
BLOCK NUMBER 3303
LOT NUMBER 20
PROPERTY LOCATION 2260 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 3/24/23



Joseph Elliott
Tax Assessor

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3302 1 C1	401A-E 34TH ST OB3302 L619	4A	401 JJS CORPORATION 401A 34TH ST OCEAN CITY, NJ	08226
3302 1 C2	401A-E 34TH ST OB3302 L619	2	HESSE, STEVEN & MICHELE 309 CLEARFIELD DR LINCOLN UNIVERSITY, PA	19352
3302 1 C3	401A-E 34TH ST OB3302 L619	2	THOMPSON, KEITH B & PATRICIA J 11 WEST HILL RD BROOKLINE, NH	03033
3302 1 C4	401A-E 34TH ST OB3302 L619	2	HUNT, ROBERT A & RUTH E 18 JUBILEE DR CLARKSBORO, NJ	08020
3302 1 C5	401A-E 34TH ST OB3302 L619	2	JABLONSKI, FRANK J & KATHY A TTEES 651 DANIEL BOONE RD BIRDSBORO, PA	19508
3302 2	3349-51 ASBURY AVE OB3302 L617	4A	401 JJS CORP 401 34TH ST UNIT A OCEAN CITY, NJ	08226
3302 3 C1	3345-47 ASBURY AVE OB3302 L616	2	HODGES, ROBERT T & MONICA J 1707 PENN'S CROSSING ALLENTOWN, PA	18104
3302 3 C2	3345-47 ASBURY AVE OB3302 L616	2	GRASSO, LUIGI & ROUAN, FATIMA 403 BARBARA LN BRYN MAWR, PA	19010
3302 4 C3341	3341-43 ASBURY AVE OB3302, L615	2	GRABOWSKI, THOMAS & MARIE 14 RAPHAEL ROAD-BELLAVIST HOCKESSIN, DE	19707
3302 4 C3343	3341-43 ASBURY AVE OB3302 L615	2	LORUSSO, ELIZABETH ANNE&THOMAS V JR 427 S WASHINGTON AVE MOORESTOWN, NJ	08057
3302 5 C1	3337-39 ASBURY AVE OB3302 L614	2	ALBOWITZ, LUCILLE PO BOX 77 OCEAN CITY, NJ	08226.0077
3302 5 C2	3337-39 ASBURY AVE OB3302 L614	2	SHIMP, STEVEN L & BRIDGET E 18 CARILLON CT WILMINGTON, DE	19803
3302 6.01 C1	3333-35 ASBURY AVE OB3302 L612	2	SIMMONS, WILLIAM R III & LINDA A 420 REID WAY WEST CHESTER, PA	19382
3302 6.01 C2	3333-35 ASBURY AVE OB3302 L612	2	WELSH, JARED MICHAEL & ELIZABETH AD 1656 LINDA DR WEST CHESTER, PA	19380

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
3302 6.02 C1	3329-31 ASBURY AVE OB3302 L612	2	DAISHER, JEFFREY & LUCAS, ELIZABETH 106 BORDEN WAY LINCOLN UNIVERSITY, PA 19352
3302 6.02 C2	3329-31 ASBURY AVE OB3302 L612	2	O'NEIL, JOHN M & MARYANN 2370 THREE MILE RUN RD PERKASIE, PA 18944
3302 7 C1	3325-27 ASBURY AVE OB3302 L611	2	MCLAUGHLIN, JAMES J & JUDITH L 204 COLWYN TERR WEST CHESTER, PA 19380
3302 7 C2	3325-27 ASBURY AVE OB3302 L611	2	KELLER, JAMES R & PAMELA J 3313 BEDMINISTER RD OTTSTVILLE, PA 18942
3302 21 C1	3328-30 CENTRAL AVE OB3302, L676	2	CAPOZZOLO, CARLO & ADELAIDE 3328 CENTRAL AVE OCEAN CITY, NJ 08226
3302 21 C2	3328-30 CENTRAL AVE OB3302, L676	2	BRADLEY, BRIAN F & KATHRYN A 3330 CENTRAL AVE OCEAN CITY, NJ 08226
3302 22	3332-34 CENTRAL AVE OB3302 L677	1	DUNCAN REAL ESTATE INVESTMENTS ETAL 1161 WEST AVE UNIT A OCEAN CITY, NJ 08226
3302 23	3336 CENTRAL AVE OB3302 L678	2	SLOMEANA, DAVID W ETALS 1 LISA MARIE LN COLLEGEVILLE, PA 19426
3302 24 C1	411 34TH ST	2	HOURLIN, STEPHEN & TRACEY KOPPER- 30 BRITTANY BLVD MARLTON, NJ 08053
3302 24 C2	413 34TH ST	2	SUPPA, ANTHONY P & KRISTEN M 318 BEECH LN MULLICA HILL, NJ 08062
3302 24 C3	415 34TH ST	2	HARBISON, KEITH A & DANA C ETALS 1685 LUDWELL DR AMBLER, PA 19002
3302 24 C4	417 34TH ST	2	SKOUTELAS, LINA DAPHNE TRUSTEE 8 JAMES HAYWARD RD GLEN MILLS, PA 18342
3302 24 C5	3346 CENTRAL AVE	2	SKLADZIEN, DEBORAH TRUSTEE 2 STAHL CT MARLTON, NJ 08053
3302 24 C6	3344 CENTRAL AVE	2	EISSLER, KEVIN R JR 3344 CENTRAL AVE OCEAN CITY, NJ 08226

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3303 1	3333-63 WEST AVE OB3303, L453-460	4A	PALMER HOUSE REST HSE, INC & FILLER 10 OLD BRIDLE PATH LAWRENCEVILLE, NJ	08648
3303 2 C1	3329-31 WEST AVE OB3303 L452	2	SOLTAN, ERIC & NICOLE 1092 HUNTINGTON RD QUAKERTOWN, PA	18951
3303 2 C2	3329-31 WEST AVE OB3303 L452	2	SHAH, PARAG & MARIANNE 29 MEADOWLARK DR WOOLWICH, NJ	08085
3303 3 C1	3325-27 WEST AVE OB3303, L451	2	KELLY, LAWRENCE J & DIANE M 11124 DRAKE DR PHILADELPHIA, PA	19154
3303 3 C2	3325-27 WEST AVE OB3303, L451	2	LINENBROKER, MARK M & MARY A 6106 HAYMARKET WAY MECHANICSBURG, PA	17050
3303 13 C1	3320 ASBURY AVE OB3303, L531	2	KATURAN, LISA & RAY, JOSEPH 33 TREATY ELM LN HADDONFIELD, NJ	08033
3303 13 C2	3322 ASBURY AVE OB3303, L531	2	CLARK, DONNA 3320-22 ASBURY AVE OCEAN CITY, NJ	08226
3303 13 C3	3324 ASBURY AVE OB3303, L531	2	LASHNER, MARSHA 78 MANOR PL ORELAND, PA	19075
3303 13 C4	3326 ASBURY AVE OB3303, L531	2	MARINO, KIMBERLY A 481 JOHN YOUNG WAY EXTON, PA	19341
3303 14 C3328	3328-30 ASBURY AVE OB3303 L532	2	MCCARRICK, MICHAEL T & EILEEN K 14 POWELL CT GLEN MILLS, PA	19342
3303 14 C3330	3328-30 ASBURY AVE OB3303 L532	2	DAVIS, FRED JR & NADIA 2361 JAMES DR ALLENTOWN, PA	18104
3303 15 C1	3332-34 ASBURY AVE OB3303, L533	2	KELLER, NICHELE M & SANDRA L 52 PARCHMENT DRIVE NEW HOPE, PA	18928
3303 15 C2	3332-34 ASBURY AVE OB3303, L533	2	LEONHARD, DAVID J & BARBARA ANN 8 WILLOW BEND DR MANTUA, NJ	08051
3303 16 C1	3336A&B ASBURY AVE OB3303 L534	2	MITCHELL, JOHN W & CHRISTINA 712 UNION RD HICKLETON, NJ	08056

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3303 16 C2	3336A&B ASBURY AVE OB3303 L534	2	MCELHINEY, DENISE M 355 HUNTINGTON CT WEST CHESTER, PA	19380
3303 17	3338-40 ASBURY AVE OB3303 L535	2	GEORGE, NICHOLAS 3401 ASBURY AVE OCEAN CITY, NJ	08226
3303 18 C1	3344-46 ASBURY AVE OB3303 L535	2	LONG, STEVEN B & NANCY E 21 GRANARY CT CHURCHVILLE, PA	18966
3303 18 C2	3344-46 ASBURY AVE OB3303 L535	2	PIMFINELLA, ANTONIO & TERESA, ETAL 36 CORTLAND LN SEWELL, NJ	08080
3303 19 C1	3348 ASBURY AVE OB3303, L537	2	CAMPBELL, HUGH J & LINDA 3819 FAIRDALE RD PHILA, PA	19154
3303 19 C2	3348 ASBURY AVE OB3303, L537	2	DUNN, SUSAN 131 BOBBIN MILL RD MEDIA, PA	19063
3303 20	3360 ASBURY AVE OB3303 L538	4A	O'HARA, PATRICK 4 LINCOLN LANE WAYNE, PA	19087
3402 13 C1	3417-19 ASBURY AVE OB3402 L662	2	BOCEK, ARTHUR H & JANE M 46 BRITTANY BLVD MARLTON, NJ	08053
3402 13 C2	3417-19 ASBURY AVE OB3402 L662	2	MC DONNELL, STEPHEN & TARA 902 BLACK ROCK RD GLADWYNE, PA	19035
3402 14 C1	3413-15 ASBURY AVE OB3402 L661	2	VELLAIYAN, ALAGAPPAN & VENKATACHALA 14 MILTON DR MEDFORD, NJ	08055
3402 14 C2	3413-15 ASBURY AVE OB3402 L661	2	MILETTA, BRUNO ANTHONY & KELLY RAE 622 IRVING AVE BRIDGETON, NJ	08302
3402 15 C1	3409-11 ASBURY AVE OB3402 L660	2	PERRAULT, JOSEPH D & LARA R 1051 HAVERHILL RD CHESTER SPRINGS, PA	19425
3402 15 C2	3409-11 ASBURY AVE OB3402 L660	2	KUHN, PAMELA M 584 HOLLAND RD HOLLAND, PA	18966
3402 16	3401A,B,C,D ASBURY AVE 17	4A	3401-3405 ASBURY AVENUE, LLC 3401 ASBURY AVE %N GEORGE OCEAN CITY, NJ	08226

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
3402 18 C1	3400-02 CENTRAL AVE OB3402 L754,755	2	STRULSON CONSULTING LLC 21 SUNNYSIDE CT OCEAN CITY, NJ	08226
3402 18 C2	3400-02 CENTRAL AVE OB3402 L754,755	2	TOY, ROBERT M 919 SPRINGWOOD DR WEST CHESTER, PA	19382
3402 18 C3	3400-02 CENTRAL AVE OB3402 L754,755	2	BLYTHE, DEAN R 772 WEST AARON DR STATE COLLEGE, PA	16803.3117
3402 18 C4	3400-02 CENTRAL AVE OB3402 L754,755	2	ERICKSON, ALBERT WILLIAM III & JUNE 357 CHURCHTOWN RD NARVON, PA	17555
3402 18 C5	3400-02 CENTRAL AVE OB3402 L754,755	2	DIGIUSEPPE, ALBERT & SYLVIA 55 FREEDOM ROAD SEWELL, NJ	08080
3402 18 C6	3400-02 CENTRAL AVE OB3402 L754,755	2	MARZULLO, CARMEN T & MARLENE A 5210 MERIDIAN BLVD WARRINGTON, PA	18976
3402 18 C7	3400-02 CENTRAL AVE OB3402 L754,755	2	M & V PROPERTIES, LLC 3400 CENTRAL AVE OCEAN CITY, NJ	08226
3402 18 C8	3400-02 CENTRAL AVE OB3402 L754,755	2	M & V PROPERTIES, LLC 3400 CENTRAL AVE OCEAN CITY, NJ	08226
3402 18 C9	3400-02 CENTRAL AVE OB3402 L754,755	4A	M & V PROPERTIES, LLC 3400 CENTRAL AVE OCEAN CITY, NJ	08226
3403 1	3401-45 WEST AVE OB3403 L464	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226

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

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

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

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

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

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

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

TO ALL APPLICANTS:

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

Rev: 2/10/2017