

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

APR 10 '23 RCVD

April 10, 2023

VIA HAND DELIVERY

Jaime Felker, Secretary
Planning Board of Ocean City
Henry Knight Building
115 12th Street
Ocean City, New Jersey 08226

RE: Ocean City Development Group, LLC
Lot: 9, Block: 5502
Ocean City, New Jersey 08226

Dear Mrs. Felker:

I herewith enclose the Application of Ocean City Development Group, LLC, contract purchaser of the above Property, for preliminary and final major subdivision approval and preliminary and final major site plan approval. The above referenced Property is located in both the NB and R-2-30 zones. Specifically, the Applicant requests approval to subdivide the Property into six (6) newly created lots. On proposed Lots 9.01 (single family dwelling), 9.02 (single family dwelling), 9.03 (single family dwelling), 9.04 (two-family dwelling) & 9.05 (two-family dwelling), the Applicant is proposing to construct fully conforming dwellings. The development of proposed Lot 9.06 will be the subject of a future Application and not included with this project or associated Application. Please note that at this time, no variance relief is requested or required for the instant project. Additionally, no CAFRA or NJDEP Wetlands Permits are required for this project.

Enclosed please find a check in the amount of \$7,500.00 for the Application and escrow fees for the subdivision and site plan relief. Also enclosed are six (6) copies of the Application with six (6) copies of the Plan of Major Subdivision prepared by Cape Land Surveying, Preliminary & Final Major Subdivision Plan prepared by Sciullo Engineering Services, LLC, Architectural plans prepared by Halliday Architects, 200-foot list, Certificate of Title and confirmation of paid taxes.

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

Very truly yours,

Avery S. Teitler

cc: Client (via email only)
Christopher Halliday (via email only)
Sciullo Engineering Services, LLC (via email only)
Cape Land Surveying, LLC (via email only)

enclosures



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

PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION _____ PLANNING BOARD APPLICATION XX

A. Applicant's Name OCEAN CITY DEVELOPMENT GROUP, LLC

Applicant's Mailing Address 700 HAVEN AVENUE, OCEAN CITY, NJ 08226

*Applicant's E mail Address pat@hallidayregroup.com

Phone Number (Home) 609-602-3917 (Work) _____

Owner's Name UNION CHAPEL BY THE SEA

Owner's Mailing Address 5501 ASBURY AVENUE, OCEAN CITY, NJ 08226

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

Location of Premises 5501 ASBURY AVENUE
(Street address)

Block(s) 5502 Lot(s) 9 Zone NB/R-2-30
(Tax Map reference)

B. Description the application: MAJOR SUBDIVISION APPROVAL AND MAJOR SITE PLAN APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY AND CREATE SIX (6) NEW CONFORMING LOTS.

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 Minor |
| | | ☒ Site Plan Major Final |
| | | ☒ Subdivision Major Final |



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D. Request is hereby made for permission to (erect, alter, convert, use) **CREATE SIX (6) NEW LOTS.**

1) Said property is: 220 FEET BY 100 FEET

(Give dimensions and area)

and has the following structures: CHURCH

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

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

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

Width of building: _____ Length of building: _____

Height: _____ Stories: _____

Front: _____ Rear: _____

Side: _____ Side: _____

% Building Coverage: _____ % Impervious Surface Coverage: _____

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

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

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



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

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

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

Present use of existing building(s) and premises: CHURCH

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 0 & 7

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

Existing and proposed gross floor area: SEE ATTACHED PLAN

Existing and proposed parking spaces: SEE ATTACHED PLAN & 17

Existing and proposed number of lots: 1 & 6

Portion of lot being subdivided: DIVIDED INTO SIX (6) LOTS

Purpose for which lots will be utilized: SINGLE AND TWO FAMILY DWELLINGS

Facilities for solid waste and recyclables. YES

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

Names, addresses and E-mail of all expert witness proposed to be used: SCIULLO ENGINEERING SERVICES, LLC 137 SOUTH NEW YORK AVENUE, SUITE 2, ATLANTIC CITY, NJ 08401, 609-300-5171, JSCIULLO@SCIULLOENGINEERING.COM, HALLIDAY ARCHITECTS, P.O. BOX 186, OCEAN CITY, NJ 08226, 609-957-6789, CHRIS@HALLIDAYARCHITECTS.COM, CAPE LAND SURVEYING, LLC, 1217 SOUTH SHORE ROAD, SUITE 106, OCEAN VIEW, NJ 08230

- 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. PATRICK HALLIDAY AND BRIAN BOURGEOIS 100% OWNERS OF APPLICANT.

(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

PATRICK HALLIDAY
(Name)

609-602-3917
(Daytime Phone)

700 HAVEN AVENUE, OCEAN CITY, NJ 08226 \\\n(Billing Address)

(Signature)

attorney for Applicant

(Date)

4/6/23

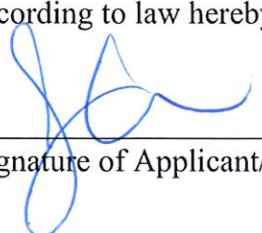
Note: The application will be deemed **incomplete** if all information above is not fully completed.



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AVERY S. TEITLER, ESQ. Being duly sworn
(Name of Applicant or Attorney Representing)

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



Signature of Applicant/Attorney

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

The foregoing application is hereby consented to this 14th day of March, 2023.



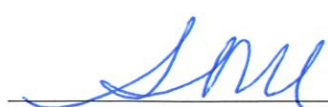
(Signature of property owner)

5501 ASBURY AVENUE, OCEAN CITY, NJ 08226
(Address)

(609) 425-2102
(Telephone Number)

Sworn and subscribed before me:

This 14 day of March 2023



Signature of Person authorized to take oaths - Notary

Samantha V. Moore
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 3, 2026



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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: OCEAN CITY DEVELOPMENT GROUP, LLC

NAME OF OWNER: UNION CHAPEL BY THE SEA

NAME OF PROFESSIONAL(S): CHRISTOPHER HALLIDAY, JAY SCIULLO

Required Documents

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

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995
FAX (609) 398-4017

April 6, 2023

VIA HAND DELIVERY

Jaime Felker, Secretary
Planning Board of Ocean City
City of Ocean City
Henry Knight Building
115 12th Street
Ocean City, New Jersey 08226

RE: Ocean City Development Group, LLC
Block: 5502, Lot: 9
Ocean City, New Jersey 08226

Dear Mrs. Felker:

Please accept this letter as a Certificate of Title indicating that, upon information and belief, the above Property is presently owned by Union Chapel By The Sea.

Upon further information and belief, I believe there are no covenants or deed restrictions that would prevent the land from being subdivided. The purpose of this Certificate of Title is to be included in the instant Application to subdivide the above Property into six (6) newly created lots from the existing lot.

I thank you very much for your attention and consideration to this matter. As always, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

**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 AVERY S. TEITLER (200' LIST)
BLOCK NUMBER 5502
LOT NUMBER 9
PROPERTY LOCATION 5501 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 3/14/23



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.



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

RECEIVED

MAR 14 2023

TAX ASSESSMENT OFFICE

FORM B

REQUEST FOR ADDRESSES WITHIN 200'

**Submit to Tax Assessment Office
(861 Asbury Avenue)**

Applicant OCEAN CITY DEVELOPMENT GROUP LLC

Block: 5502

Lot: 9

Property Address: 5501 ASBURY AVENUE

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

Authorized Signature

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

Please mail the list to the following address:

AVERY S. TEITLER, ESQ.

618 WEST AVENUE, SUITE 201

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5401 1 C1	5447 CENTRAL AVE OB5401, L852	2	DIPIETROPOLO, JOSEPH V JR & EMILY A 753 DEVONSHIRE DR WILLIAMSTOWN, NJ 08094
5401 1 C2	5447 CENTRAL AVE OB5401, L852	2	BAHNER, SUSAN & MARTIN 5730 VALLEY STREAM DR DOYLESTOWN, PA 18902
5401 1 C3	5447 CENTRAL AVE OB5401, L852	2	BAHNER, SUSAN & MARTIN 5730 VALLEY STREAM DR DOYLESTOWN, PA 18902
5401 1 C4	5447 CENTRAL AVE OB5401, L852	2	STRONSKI, WALLACE & ROSELY 980 UPPER STATE RD CHALFONT, PA 19814
5401 1 C5	5447 CENTRAL AVE	2	MATNER, VINCENT E & WENDY E 4353 LAWNVILLE DR GAINESVILLE, VA 20155
5401 1 C6	5447 CENTRAL AVE	2	HUGHES, CHRISTOPHER & HOLLY M 870 N WOODSTOCK ST PHILA, PA 19130
5401 1 C7	5447 CENTRAL AVE OB5401, L852	2	DOOLING, STEVEN P 14 PONY RUN SEWELL, NJ 08080
5401 1 C8	5447 CENTRAL AVE OB5401, L852	2	BERTRAM, JAMES L & JANICE M 53 PARKER RD TUCKERTON, NJ 08087
5401 1 C9	5447 CENTRAL AVE OB5401, L852	2	JOHNSON, RODNEY LEE & GINGER LEE 80 MASTERS DR POTTSTOWN, PA 19464
5402 1	407 55TH ST OB5402 L695B	2	WILLIAMSON, ESTHER C & FRANK TRUSTEE 1895 HINES HILL RD HUDSON, OH 44236
5402 2	405 55TH ST OB5402 L695A	2	KELLY, WILLIAM L TRUSTEE ETAL 428 W MONTGOMERY AVE #8A HAVERFORD, PA 19041
5402 3 C1	5453 ASBURY AVE AKA C5453-1, OL 694	2	CLAFFEE, BRETT A & GUY, MARY JANE 7 MILLHOUSE LN CHERRY HILL, NJ 08003
5402 3 C2	5453 ASBURY AVE AKA C5453-2, OL 694	2	CRAWFORD AND GUY PARTNERSHIP 823 JAMESTOWN RD TURNERSVILLE, NJ 08012
5402 3 C3	5455 ASBURY AVE AKA C5455-1, OL 694	2	RICE, JOSEPH F & CYNTHIA M 201 N SYLVANIA AVE ROCKLEDGE, PA 19046

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
5402 3 C4	5455 ASBURY AVE AKA C5455-2,OL694	2	GUY, ANNE K 5455 ASBURY AVE, APT 4 OCEAN CITY, NJ	08226
5402 4 C1	5449 ASBURY AVE OB5402 L693	2	MCHUGH, BRIAN J&MARY LYNN FERGUSON- 933 PRINCETON DR TERRACE PARK, OH	45174
5402 4 C2	5451 ASBURY AVE OB5402 L693	2	MCHUGH, BRIAN J&MARY LYNN FERGUSON- 933 PRINCETON DR TERRACE PARK, OH	45174
5402 5	5445 ASBURY AVE OB5402 L692	2	FORCE, WENDY & GLENN B 320 MEMORIAL PARK DR SPRINGFIELD, PA	19064
5402 23 C1	5436A&B CENTRAL AVE OB5402 L23	2	HINKLE, RICHARD L & ELAINE 410 HOMESTEAD CIRCLE WARINGTON, PA	18976
5402 23 C2	5436A&B CENTRAL AVE OB5402 L23	2	DICKSON, JUDITH 120 UPPER DEMUNDS RD DALLAS, PA	18612
5402 23.01	5438A&B CENTRAL AVE OB5402 L23	2	MCNULTY, MARIANNE V & JOSEPH P 416 FAIRHILL DR CHURCHVILLE, PA	18966
5402 24	5440 CENTRAL AVE OB5402 L779B	2	PEDONE, PRUDENCE B & PETER V PO BOX 2046 OCEAN CITY, NJ	08226
5403 1	5457-59 WEST AVE OB5403 L503	4A	VERRECCHIA,VIRGINIA & LOGAN,CAROLYN 303 E 55TH ST OCEAN CITY, NJ	08226
5403 17 C1	5432-34 ASBURY AVE OB5403, L593	2	ACITO, STEVE & MARY 1300 CHESTNUT PL HADDON HEIGHTS, NJ	08035
5403 17 C2	5432-34 ASBURY AVE OB5403, L593	2	GODSHALK, EDWARD F JR & CAROL A 9 BELL ARIE AVE CHERRY HILL, NJ	08034
5403 18 C5436	5436-38 ASBURY AVE	2	WILKINS, MICHAEL M & KENNEDY-WILKIN 528 CORNELL DR WARRINGTON, PA	18976
5403 18 C5438	5436-38 ASBURY AVE	2	FOSTER,RICKE C & LISA 35 SHELTON LANE LANGHORNE, PA	19047
5403 18.01 C5440	5440-42 ASBURY AVE	2	DIPIETRO, THOMAS; ELIZ DEPIETRO(LE) 462 PORT ELIZABETH-CUMBER MILLVILLE, NJ	08332

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5403 18.01 C5442	5440-42 ASBURY AVE	2	PASCUCCI, ROBERT P & MARY ANN 432 ABRAMS MILL ROAD KING OF PRUSSIA, PA 19406
5403 18.02 C5444	5444-46 ASBURY AVE	2	COLEMAN, JOHN G JR & MARGARET M 243 IVY LANE GLEN MILLS, PA 19342
5403 18.02 C5446	5444-46 ASBURY AVE	2	SHAH, SHAILEN 7 RED HILL CT MT LAUREL, NJ 08054
5403 18.03 C5448	5448-50 ASBURY AVE	2	MAHONEY, LEE & JORDAN 16 BROOKS RD MOORESTOWN, NJ 08057
5403 18.03 C5450	5448-50 ASBURY AVE	2	HELLER, JOS G & CHARLOTTE K 263 SO 3RD ST PHILA, PA 19106
5403 19 C1	5452-54 ASBURY AVE OB5403, L598	2	STAMPONE, RICHARD & MELANIE 16 W CLIVE RD ORELAND, PA 19075
5403 19 C2	5452-54 ASBURY AVE OB5403, L598	2	MANERO, FRANCIS & LEIGH 2415 EXTON RD HATBORO, PA 19040
5403 20	315 55TH ST OB5403 L599A	2	MILEWSKI, S, & J PEARSON & D MILEWSKI 3006 DOEG INDIAN CT ALEXANDRA, VA 22039
5403 20.01	309 55TH ST OB5403 L599B	4A	MILEWSKI, STEVEN & PEARSON, JANICE 3006 DOEG INDIAN CT ALEXANDRA, VA 22039
5501 5 C5529	5529-31 CENTRAL AVE	2	BOSS, RICHARD W JR & LYNDIA D 247 SHOEMAKER RD BRIDGETON, NJ 08302
5501 5 C5531	5529-31 CENTRAL AVE	2	RENZI, JAMES & WILKINSON, NANCY 1509 BROAD RUN RD LANDENBERG, PA 19350
5501 6	5525 CENTRAL AVE OB5501 L858B	2	LEAHY, JOHN D & ANN M 2119 SANSOM ST PHILA, PA 19103
5501 7 C1	5517-19 CENTRAL AVE OB5501, L857,858.A	2	BRN LAND DEVELOPMENT PTNRS, LP 3005 DOGWOOD LN BROOMALL, PA 19008
5501 7 C2	5517-19 CENTRAL AVE OB5501, L857,858.A	2	BRN LAND DEVELOPMENT PTNRS, LP 3005 DOGWOOD LN BROOMALL, PA 19008

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5501 8 C1	5513-15 CENTRAL AVE L9, OB5501 L856A/B	2	LORENZI, MATTHEW V & COVELLO, KELLY L 2750 4TH AVE, #303 SAN DIEGO, CA 92103
5501 8 C2	5513-15 CENTRAL AVE L9, OB5501 L856A/B	2	CONNOR, JAMES & CAROL 804 CREEKSIDE DR BROOKHAVEN, PA 19015
5501 10 C1	5509-11 CENTRAL AVE OB5501 L855	2	CANAL, MARYANN 19 ST MORITZ LN CHERRY HILL, NJ 08003
5501 10 C2	5509-11 CENTRAL AVE OB5501 L855	2	JOEMAR ASSOCIATES, LLC 1221 CRANE DR CHERRY HILL, NJ 08003
5501 11 C1	5505-07 CENTRAL AVE OB5501 L854CA	2	CALAMITA PROPERTIES II LLC 431 PARK AVE %M CALAMITA SWARTHMORE, PA 19081
5501 11 C2	5505-07 CENTRAL AVE OB5501 L854CB	2	ROSSETTI, ANDREW J 310 DYE WAY MOORESTOWN, NJ 08057
5501 12 C1	5501-03 CENTRAL AVE OB5501 L853	2	GAVAL, THOMAS J & KATHLEEN D 361 ARBOR CIRCLE MEDIA, PA 19063
5501 12 C2	5501-03 CENTRAL AVE OB5501 L853	2	GANIARIS, CAROLYN 22 WYNDHAM RD VOORHEES, NJ 08003
5502 3 C1	5555-57 ASBURY AVE OB5502 L710	2	ADA RAPSON REAL ESTATE LLC 66 GORDON AVE WILKES BARRE, PA 18702
5502 3 C2	5555-57 ASBURY AVE OB5502 L710	2	TUMOLO, JOHN A & DIANE K 12 SWEET PEA LANE LANGHORNE, PA 19047
5502 4	5549-51 ASBURY AVE OB5502 L709	2	QUIGLEY, ROBERT JAMES & SUZANNE, ETAL 2553 DAMIAN DR HATBORO, PA 19040
5502 5 C1	5545-47 ASBURY AVE OB5502, L708	2	WHITE, STEPHEN R & SANDRA L 12 SMITH RD SCHWENKSVILLE, PA 19473
5502 5 C2	5545-47 ASBURY AVE OB5502, L708	2	KALMES, JAMES A & BETH M TRUSTEES 607 BRANDYWINE LN YARDLEY, PA 19067
5502 6	5539 ASBURY AVE OB5502 L706	2	ADAMS, WILLIAM E JR ETALS 1582 BROMLEY DR HARLEYSVILLE, PA 19438

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5502 7 C1	5533-35 ASBURY AVE OB5502, L705	2	PETERSON, EDWARD J & MAJORIE S 115 WYNDHAM WOODS WAY HATFIELD, PA 19440
5502 7 C2	5533-35 ASBURY AVE OB5502, L705	2	NARY, ROBERT & NANCY 7 CHATHAM DR VOORHEES, NJ 08043
5502 8	5529 ASBURY AVE OB5502 L704	2	DE LACY, LEE M III & DE LACY, KEVIN B 2785 HIGHLAND AVE BROOMALL, PA 19008
5502 9	5501-19 ASBURY AVE OB5502, L697-703	15D	UNION CHAPEL BY THE SEA 55TH & ASBURY AVE OCEAN CITY, NJ 08226
5502 10 C1	5500 CENTRAL AVE OB5502 L781	4A	MATENELAL, LLC 926 ASBURY AVE OCEAN CITY, NJ 08226
5502 10 C2	5500 CENTRAL AVE OB5502 L781	2	410 55TH STREET LLC 202 W 17TH ST OCEAN CITY, NJ 08226
5502 10 C3	5500 CENTRAL AVE OB5502 L781	4A	SACZA LLC 926 ASBURY AVE OCEAN CITY, NJ 08226
5502 10 C4	5500 CENTRAL AVE OB5502 L781	2	ABATE, ANTHONY 300 COLONIAL PARK DR SPRINGFIELD, PA 19064
5502 10 C5	5500 CENTRAL AVE OB5502 L781	2	HARE, CAROL SNYDER 1560 SAUCON VALLEY ROAD BETHLEHEM, PA 18015
5502 11 C1	5504-06 CENTRAL AVE OB5502 L782	2	DEPAOLA, RAYMOND A & HELEN A 64 PLUMTREE DR SEWELL, NJ 08080
5502 11 C2	5504-06 CENTRAL AVE OB5502 L782	2	CONNER, ANGELA TRUST 617 BENJAMIN COURT STATE COLLEGE, PA 16803
5502 12	5508-10 CENTRAL AVE OB5502 L783	2	COTTER, BYRON C JR & JUDITH M 815 SPRINGBANK LN WAYNE, PA 19087
5502 13	5512-14 CENTRAL AVE 14	1	WHALE BEACH BUILDERS LLC & PACITTI PO BOX 449 OCEAN CITY, NJ 08226
5502 13 C1	5512 CENTRAL AVENUE 14	2	WHALE BEACH BUILDERS, LLC & PACITTI PO BOX 449 OCEAN CITY, NJ 08226

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5502 13 C2	5514 CENTRAL AVENUE 14	2	MAZZIO, LOUIS J. & TARA 426 MONTGOMERY AVE HAVERFORD, PA 19041
5502 15 C1	5516-18 CENTRAL AVE	2	FISCHER, HOWARD G II TRUSTEE ETAL 439 JEFFERSON AVE HATBORO, PA 19040
5502 15 C2	5516-18 CENTRAL AVE	2	KLEMAN, ROBERT & LAURIE 950 CLOVER CT BLUE BELL, PA 19422
5502 16	5520-22 CENTRAL AVE OB5502 L786	2	OMLOR, WALTER R JR & SUSAN 926 1/2 NO ORANGE STREET MEDIA, PA 19063
5502 17 C1	5524-26 CENTRAL AVE OB5502, L787	2	WILKINSON PROPERTIES 1220 VALLEY FORGE RD, #22 PHOENIXVILLE, PA 19406
5502 17 C2	5524-26 CENTRAL AVE OB5502, L787	2	SCHMIDT, ROBERT & SANDRA 10 VIVIAN DR COATSVILLE, PA 19320
5502 18 C1	5528A&B CENTRAL AVE OB5502 L788	2	SAINT ALBANS DEVELOPERS, LLC 160 RIDGEFIELD RD NEWTOWN SQUARE, PA 19073
5502 18 C2	5528A&B CENTRAL AVE OB5502 L788	2	CHILSON, SCOTT J & JANINE E 1 SUDBERRY DR MORRISTOWN, NJ 07960
5502 19	5530 CENTRAL AVE OB5502 L789A	2	HANNAN, BRIAN WILLIAM & KATHLEEN MA 1202 HUNT SEAT DR LOWER GWYNEDD, PA 19002
5502 20	5534 CENTRAL AVE OB 5502, L789B	2	HANNAN, BRIAN WILLIAM & KATHLEEN MA 1202 HUNT SEAT DR LOWER GWYNEDD, PA 19002
5502 20.01 C5536	5536-38 CENTRAL AVE	2	MOFFA, LOUIS R JR & DONNA S 225 HADDON AVE, #5510 HADDON TWP, NJ 08108
5502 20.01 C5538	5536-38 CENTRAL AVE	2	MARTIN, DAVID R & LAURA BUCKLEY- 124 BARBERRY RD NORTH WALES, PA 19454
5502 21 C1	5540-42 CENTRAL AVE OB5502 L791	2	BARRY, KEVIN & KATHLEEN 424 JEFFERSON CIR ATLANTA, GA 30328
5502 21 C2	5540-42 CENTRAL AVE OB5502 L791	2	LEVIS, PATRICIA ANN 5542 CENTRAL AVE OCEAN CITY, NJ 08226

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
5503 4 C1	5537-39 WEST AVE	2	WALDNER, RICHARD H & JANE B 305 POPLAR ROAD FLOURTOWN, PA 19031
5503 4 C2	5537-39 WEST AVE	2	HOBAN, MICHAEL & BRENDA 334 EVENING WALK LN WARRINGTON, PA 18976
5503 5 C1	5531 WEST AVE OB5503, L512B	2	DONDERO, LAWRENCE J JR & MARIAN E 5531 WEST AVE OCEAN CITY, NJ 08226
5503 5 C2	5533 WEST AVE OB5503, L512B	2	LEAHY, JOSEPH J & DOROTHY C-TRUSTEES 631 REEVES LANE WARMINSTER, PA 18974
5503 6 C1	5527-29 WEST AVE OB5503 L511	2	MIGNUCCI, WILLIAM J JR & KAREN ANN 1923 STONERIDGE LN VILLANOVA, PA 19085
5503 6 C2	5527-29 WEST AVE OB5503 L511	2	WESLFORD, GILBERT J & CHRISTINA 15 HOUNDS TOOTH LANE CHESTER SPRINGS, PA 19425
5503 6.01 C5519	5519-23 WEST AVE	2	KENVILLE, MICHAEL F & DIANE E 147 PEBBLEBROOK LN MT LAUREL, NJ 08054
5503 6.01 C5523	5519-23 WEST AVE	2	PINNIE, ANTHONY S & CINDY S 102 TANGUY RD GLEN MILLS, PA 19342
5503 7 C1	5513-15 WEST AVE OB5503 L508	1	DIAMANTE HOMES LLC 18 GEORGETOWN RD WRIGHTSTOWN, NJ 08562
5503 7 C2	5513-15 WEST AVE OB5503 L508	1	DIAMANTE HOMES LLC 18 GEORGETOWN RD WRIGHTSTOWN, NJ 08562
5503 8 C5509	5509-11 WEST AVE OB5503 L507	2	MATTIE, DANIEL C & AURORA R 59 GRAND BANKS CIRCLE MARLTON, NJ 08053
5503 8 C5511	5509-11 WEST AVE OB5503 L507	2	BALDINI, WILLIAM A & JOAN M 1124 LINDALE AVE DREXEL HILL, PA 19026.3326
5503 9 C1	5505-07 WEST AVE OB5503 L506	2	KENNEY, JOHN & JANICE 400 HIGHLAND BLVD GLOUCESTER CITY, NJ 08030
5503 9 C2	5505-07 WEST AVE OB5503 L506	2	KENNEY, JOHN & JANICE 400 HIGHLAND BLVD GLOUCESTER, NJ 08030

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
5503 10	5501-03 WEST AVE OB5503 L505	4A	M&A MANAGMENT TEAM LLC 1179 LAFAYETTE RD WAYNE, PA	19087
5503 11 C1	5500A ASBURY AVE OB5503, L601A&B, 602A	2	THOMAS, ROBERT B & JAMI D 3 CARDINAL LN COLLEGEVILLE, PA	19426
5503 11 C2	5500B ASBURY AVE OB5503, L601A&B, 602A	2	TOTH, STEPHANIE D & THOMAS, JAMI D 6 ELISABETH LN COLLEGEVILLE, PA	19426
5503 12	5504 ASBURY AVE OB5503 L601C	2	JUNGCLAUS, SR., RAYMOND A ETUX 292 W LAKE VALLEY DR HAZLETON, PA	18202
5503 13	5506 ASBURY AVE OB5503 L602C	2	REILLY, THOMAS L. & PATRICIA & M.A. 540 SEVILLE ST PHILA, PA	19128
5503 14 C1	5508-10 ASBURY AVE OB5503 L603	2	WHEELER, GRACE & RICHARD 123 MILLSTONE WAY MONROEVILLE, NJ	08343
5503 14 C2	5508-10 ASBURY AVE OB5503 L603	2	WEAVER, PATRICIA C TRUSTEE ETAL 1271 COLTS LN YARDLEY, PA	19067
5503 15	5512-14 ASBURY AVE OB 5503, L604	1	FIELD, EDMUND G 105 WEST ACADEMY STREET CLAYTON, NJ	08312
5503 15.01	5516-18 ASBURY AVE OB 5503, L605	2	FIELD, EMMA M 105 W ACADEMY ST CLAYTON, NJ	08312
5503 16	5520 ASBURY AVE OB5503 L606	2	LAUGHREY, JOHN & MOORE, KATHARINE 10 PARKWOOD ROAD PENNSVILLE, NJ	08070
5503 17	5528-30 ASBURY AVE OB5503, L608, 609A	2	BACHOWSKY, JOAN E, TRUSTEE 650 7TH AVE SWARTHMORE, PA	19081
5503 17.01	5534-38 ASBURY AVE OB5503, L609.B, 610	2	BACHOWSKI, JOAN E & PETER D 650-7TH AVE SWARTHMORE, PA	19081
5503 18 C1	5540-42 ASBURY AVE OB5503 L611	2	MCINERNEY, MADELEINE 245 MOUNTWELL AVE HADDONFIELD, NJ	08033
5503 18 C2	5540-42 ASBURY AVE OB5503 L611	2	COLETTI, CHRISTIAN & CHRISTA CATHER 2307 WILLARD ST WILMINGTON, DE	19806

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
5503 19 C1	5544-46 ASBURY AVE OB5503 L612	2	LACEY, BETH ANN 73 WORTH WAY, APT 5F NEW YORK, NY	10013
5503 19 C2	5544-46 ASBURY AVE OB5503 L612	2	SCUTERI, SERGIO & PATRICE 2 BENJAMIN W WAY MARLTON, NJ	08053
5503 20 C1	5548 ASBURY AVE OB5503 L613	2	OLIVER, KEVIN & JOYCE 3 PROVIDENCE CT NEWTOWN, PA	18940
5503 20 C2	5550 ASBURY AVE OB5503 L613	2	HINEMAN, GLENN G TRUSTEE 904 PATRIOT PL WEST CHESTER, PA	19382
5503 21	5552-54 ASBURY AVE OB5503 L614	2	PURSELL, CARL R & DONNA L 132 WOODSTOCK DR CHERRY HILL, NJ	08034

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



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

PART VI - FORMS

FORM A

CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

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

NAME: OCEAN CITY DEVELOPMENT GROUP LLC

BLOCK: 5502 LOT: 9

STREET ADDRESS: 5501 ASBURY AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 3-14-23

Taxes paid through N/A quarter 20

Remarks: Tax Exempt - NO TAXES DUE

T

Terence Graff
Tax Collector

3-14-23

Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

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

