



SchaefferNassarScheidegg

Consulting Engineers, LLC

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

Engineers Surveyors Planners Environmental Specialists Municipal Consultants

September 23, 2025

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

Re: **Proposed Minor Subdivision and C Variances
Martin-Prince LLC and Samuel and Rita Larosa
Block 70.35, Lots 8 & 10.01
210 Gull Rd & 64 Morningside Rd
City of Ocean City, Cape May County, NJ
PBA 25-003 (Our File No. OC16-226)**

Dear Chairman Loeper and Planning Board Members:

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

1. Minor Subdivision, as prepared by Paul Koelling & Associates, signed by Paul Koelling, PLS, consisting of one page, dated 05/06/25, **last revised 08/08/07(?)**
2. New Residence, as prepared by Asher Slaunwhite + Partners, LLC, **signed by Mark Asher, PA**, consisting of the following pages:
 - C-1.0 Cover Sheet, dated 05/06/2025, **last revised 08/12/25**
 - V-1.0 Proposed Site Plan and Zoning Information, dated 05/06/2025, **last revised 08/12/25**
 - V-1.1 Minor Subdivision Plan and Site Details, dated 05/06/2025, **last revised 08/12/25**
 - V-2.0 Proposed Floor Plans, dated 05/06/2025, **last revised 08/12/25**
 - V-2.1 Proposed Floor Plans, dated 05/06/2025, **last revised 08/12/25**
 - V-3.0 Proposed Elevations, dated 05/06/2025, **last revised 08/12/25**
 - V-3.1 Proposed Elevations, dated 05/06/2025, **last revised 08/12/25**
 - V-4.0 Rendering, dated 05/06/2025, **last revised 08/12/25**
 - V-4.1 Rendering, dated 05/06/2025, **last revised 08/12/25**
 - V-4.2 Rendering, dated 05/06/2025, **last revised 08/12/25**
 - V-4.3 Rendering, dated 05/06/2025, **last revised 08/12/25**
3. City of Ocean City Development Application
4. City of Ocean City Administrative Completeness Application Checklist
5. City of Ocean City Confirmation of Paid Taxes dated 05/14/25
6. Transmittal from Avery Teitler to Jaime Felker dated 05/21/25
7. Certificate of Title as prepared by Avery Teitler dated 05/21/25
8. 200' Owners List from the Ocean City Tax Assessor dated 04/16/25
9. Ocean City Planning Board Decision And Resolution #PMN07-017
10. Ocean City Zoning Report, 6/16/25

I. Description:

The applicants propose to adjust the lot line between Block 70.35, Lot 8 (210 Gull Rd) and lot 10.01 (64 Morningside Rd). The adjustment would remove an easement area contained on lot 10.01 and add it to

lot 8.01. Each lot contains a single-family dwelling. The house on lot 10.01 is to remain, and the applicant proposes an addition of a pool. The dwelling on lot 8.01 is to be demolished and a new single-family dwelling is proposed.

Lot 8 is located within the Garden's R-1 (G-60/6000) Zone.
Lot 10.01 is located within Residential R-2-40 Zone

II. Completeness:

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

§ 25-1500.5.2. Minor Subdivision Plat Requirements.

a. General Requirements. The plat for a minor subdivision shall be drawn at a scale of not less than twenty feet (20') to the inch, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. All dimensions both linear and angular, of the exterior boundaries of the subdivision, all lots and lands reserved or dedicated for public use shall balance and their descriptions shall close within a limit of error of not more than one (1) part in ten thousand (10,000). **PROVIDED**
2. The minor subdivision shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the subdivider and prepared or recertified not more than twelve (12) months prior to the date of application. **PROVIDED**
3. All topographical data on-site and within twenty five feet (25') of the site. Contours shall be shown at one foot (1') intervals throughout. **NOT PROVIDED/Waiver requested**

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

1. Title to read "Minor Subdivision." **PROVIDED**
2. Name of the subdivision, if any. **PROVIDED**
3. Date (of original and all revisions). **PROVIDED**
4. Name, signature, address and license number of the land surveyor who prepared the map and made the survey (the plat shall bear the embossed seal of said land surveyor). **PROVIDED**

c. Detailed Information.

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') showing the location of the tract to be subdivided with reference to surrounding areas, existing streets which intersect or border the tract, the names of all such streets and any zone district boundaries and City boundary which is within five hundred feet (500') of the subdivision. **PROVIDED**
2. The names of all owners of and property lines of parcels within two hundred feet (200') of the land to be subdivided as shown by the most recent records of the City. **PROVIDED**
3. Tax map sheet, block and lot number(s) of the tract to be subdivided as shown on the latest City Tax Map, the date of which shall also be shown. **PROVIDED**
4. Acreage of the tract being subdivided to the nearest hundredth of an acre. **PROVIDED**
5. Names and addresses of owner and subdivider so designated. **PROVIDED**
6. All zone district boundaries, City borders, existing public easements, tax map lot and block numbers, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subdivision. **PROVIDED**
7. All existing structures, with an indication of those which are to be destroyed or removed, and the front, rear and side yard dimensions of those to remain, referenced to proposed lot lines. **PROVIDED**

8. All proposed public easements or right-of-ways and the purposes thereof. **N/A**
 9. The existing systems of drainage of the subdivision and of any larger tract of which it is a part, together with information on how it is proposed to dispose of surface drainage (where required by the Board or City Engineer). **N/A**
 10. All proposed lot lines and the areas of all lots in square feet. The areas and dimensions specified shall be shown to the nearest hundredth of a square foot or hundredth of a linear foot. **PROVIDED**
 11. North arrow. **PROVIDED**
 12. Written and graphic scales. **PROVIDED**
 13. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey. **PROVIDED**
 14. Proposed lot and block numbers as assigned by the City Tax Assessor in accordance with the digitized lot numbering system specifications promulgated by the New Jersey Division of Taxation. **NOT PROVIDED/condition of approval**
 15. Such other information as the Board and/or City Engineer may require or request during the review of the application for classification and approval as a minor subdivision. **See technical comments**
 16. In those instances where the minor subdivision application requires variance approval pursuant to N.J.S.A. 40:55D-70c, floor plans, elevation drawings and plot plans for each lot and structure depicting building and yard dimensions, architectural details, fenestration and building materials. **NOT PROVIDED for Lot 10.01**
- d. County Planning Board **N/A**
- e. Sewerage Availability **NOT PROVIDED/Waiver Requested**

The application is incomplete based upon our review of the Minor Subdivision checklist.

III. Zoning:

Based upon our review, we offer the following comments:

The plans indicate that the proposed subdivision is to occur within the Gardens R-1(G-60/6000) Neighborhood Zone as shown on the current Ocean City zoning map.

Garden's (G-60/6000) Zone **LOT 8.01**

	Required	Existing	Proposed	Variance Required
<u>Min. Lot Area</u>	6,000 SF	6,648.50 SF	6,901.50 SF	No
<u>Min. Lot Width</u>	60'	57.68'	54.07'	YES
<u>Min. Lot Frontage</u>	60'	50.08'	50.08'	ENC
<u>Min. Lot Depth</u>	100'	117.2'	117.2'	No
<u>Front Yard Set Back</u>	10'	12.2'	10.1'	No
<u>Rear Yard Setback</u>	29.3'	41.3'	27.1'-sub 47.22'-arch	YES No

<u>Side Yard Setback</u>	5.0'/12.0'	4.3'/11.6'	6.54'/14.14'	No
<u>Max Building Height</u>	30'	<30'	31.0'	YES
<u>Max. Habitable Floors</u>	2.4	2.4	2.71	YES
<u>Max Building Coverage</u>	35%	38.6%	34.83%	No
<u>Max Impervious Coverage</u>	60%	76.8%	46.84%	No

**R-2-40
LOT 10.01**

	Required	Existing	Proposed	Variance Required
<u>Min. Lot Area</u>	4,000 SF	4,681.70 SF	4,428.70 SF	No
<u>Min. Lot Width</u>	40'	48.25'	48.25'	No
<u>Min. Lot Frontage</u>	40'	48.25'	48.25'	No
<u>Min. Lot Depth</u>	100'	100.05'	92'	Yes
<u>Front Yard Set Back</u>	20'	22.7	22.7'	No
<u>Rear Yard Setback</u>	25'	50.2'	8.2'	Yes
<u>Side Yard Setback</u>	5.0'/12.0'	5.0'/13.9'	5.0'/ 14.1'	No
<u>Max Building Height</u>	30'	<30'	<30'	No
<u>Max Building Coverage</u>	30%	<30.9%	32.60%	Yes
<u>Max Impervious Coverage</u>	60%	56.5%	54.90%	No

IV. Technical Comments:

1. For proposed lot 10.01, the plans appear to indicate that the lot is being decreased in size by 253 square feet and 2 easements in favor of Lot 8 are being extinguished. The reduction in lot area triggers the need for a Building Coverage Variance. The maximum permitted lot coverage is 30%. The building coverage increases from existing 30.9% to the proposed 32.6%. A Building Coverage Variance is required.
2. Additionally, the reduction in area of lot 10.01 reduces the lot depth to 92' where 100' is the minimum permitted lot depth. A Lot Depth Variance is required.
3. This reduction in lot depth of lot 10.01 causes the need for rear yard setback relief. The zones permits a minimum rear yard setback of 25 feet. The plans indicate a proposed 8.2' rear yard setback. Variance relief for rear yard setback is required.
4. Additionally, certain improvements (ie parking area and curbing/retaining walls are to be removed from lot 10.01 and a swimming pool is proposed.

5. Additional details related to the proposed pool for lot 10.01 shall be provided (ie fence and equipment location).
6. The zoning report indicates since lot 10.01 requires variance relief, architectural elevations and floor plans for lot 10.01 are required per 25-1500.5.2,c,16.
7. In order to determine if adequate parking exists, the number of bedrooms and number of parking spaces for Lot 10.01 shall be provided.
8. Sections 25-1700.28, 17-2.4d and 17-2.5d of the Municipal Code, require new Curb and Sidewalk for all new residential or commercial development. The grading/plot plan shall identify all areas for new curb and sidewalk, or a waiver/partial waiver shall be requested. Grading and construction details shall be provided.
9. A lot width variance for Lot 8.01 is required. The reconfiguration of the lots yields an average lot width of 54.07 feet where 60' is required.
10. The subdivision plans for lot 8.01 indicate a rear yard setback relief is required for proposed non-conforming of 27.1 feet. The minimum rear yard setback for the zone is 29.3 feet. The architectural plans indicate a conforming rear yard setback of 47.22 feet. Clarification shall be provided.
11. A Building height variance is required for lot 8.01. The zone permits 30 feet. The plans propose 31 feet.
12. The zone permits 2.4 habitable floors. The plans for lot 8.01 propose 2.71 floors. Variance relief is required.
13. For lot 8.01, a concrete depressed curb, driveway, apron and sidewalk within the right of way of Morningside Road should be provided for the driveway. Pavers are not permitted in the municipal right of way. Construction details indicating 6' reinforced concrete for all areas traversed by a vehicle are required. The sidewalk detail shall note a maximum 2% cross slope.
14. Per 25-1700.11.5, all driveways shall provide a minimum 1' setback to the property line. The driveway for proposed Lot 8.01 does not comply. Waiver relief is required for Lot 8.
15. All areas that are not to be improved should be noted to receive 5" of topsoil and seed/sod and irrigation.
16. Per RSIS, the 5-bedroom dwelling proposed for lot 8.01 requires at least 3 on-site parking spaces. The plan conforms.
17. The minor subdivision plan shall indicate the monuments as set when the mylars are presented for signature. The minor subdivision plan shall reflect the lot numbers (and addresses) as approved by the tax assessor. The minor subdivision plan shall be revised to depict conformance with the Map Filing Law. Update zoning chart.
18. The survey shall identify existing utilities within the adjoining municipal right of ways. Utility locations for the new dwelling shall be provided.
19. The plans indicate that all existing structures on Lot 8 and some certain improvements on lot 10.01 are to be removed. The applicant shall provide written confirmation of same to the Planning Board Secretary prior to signature of the plat.

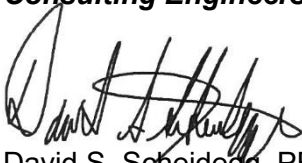
20. Review of landscaping, lighting and street trees is deferred to the Planning Board Planner.
21. As a condition of any approval, the applicant shall submit letters to the City from the water and sewer utility company indicating availability/adequacy of services.
22. The applicant shall provide an Engineer's cost estimate for the calculation of performance and maintenance guarantees and inspection escrows as required by the City Code.
23. 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 Felker, (via e-mail)
Gary Griffith, Esq. (via e-mail)
Randall Scheule, PP/AICP (via e-mail)
Asher-Slaunwhite (via e-mail)
Avery Teitler, Clients Attorney (via e-mail)
Martin-Prince, LLC, applicant (via e-mail)





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 30, 2025

Zone: Block 70.35, Lot 10.01, R-2-40 Zone
Block 70.25, Lot 8, G60/6000 Zone

RE: **PBA 25-003, Martin Prince, LLC, & Samuel & Rita LaRosa (R2)**
Block 70.35, Lot 10.01, 64 Morningside Road
Block 70.35, Lot 8, 210 Gull Road
Public Hearing – Minor Subdivision

Introduction.

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

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

Plans and Documents.

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

- **Correspondence to Jaime Felker from Avery Teitler, September 26, 2025**
- Transmittal to Jaime Felker from Avery Teitler, May 21, 2025
- City of Ocean City Development Application and Checklists, May 21, 2025
- Confirmation of Paid Taxes, Block 70.35, Lot 10.01, May 14, 2025

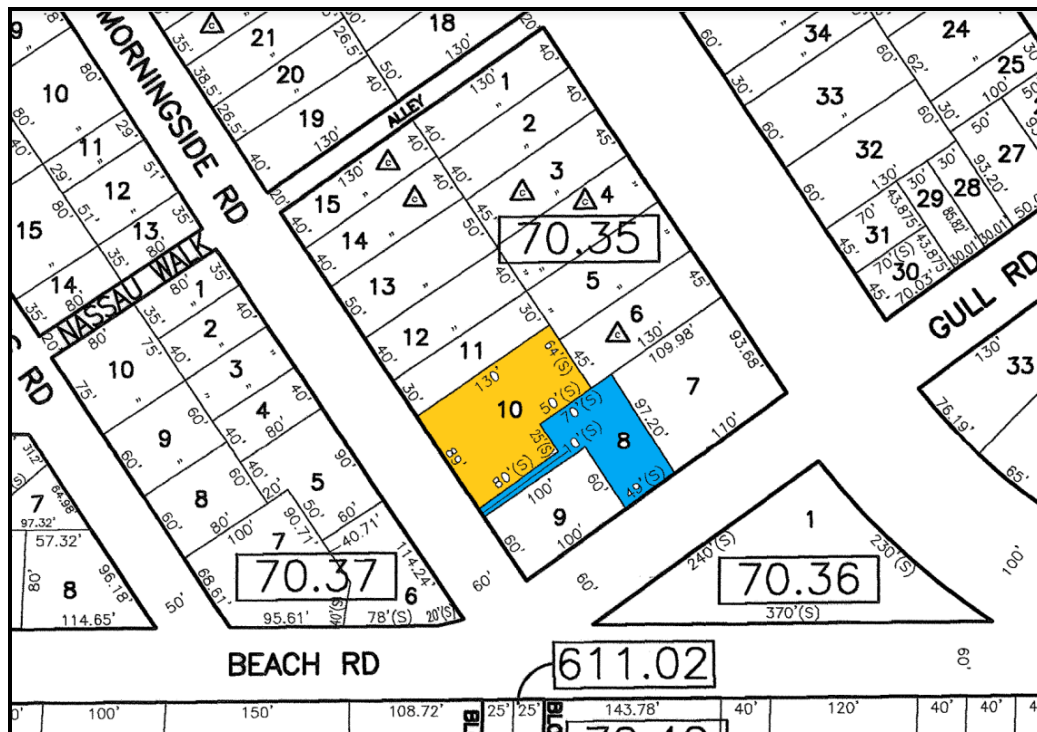
PBA 25-003, Martin Prince, LLC & Samuel & Rita LaRosa
Block 70.35, Lot 10.01, 64 Morningside Road
Block 70.35, Lot 8, 210 Gull Road

- Confirmation of Paid Taxes, Block 70.35, Lot 8, May 14, 2025
- Certificate of title, Avery Teitler, May 21, 2025
- **Minor Subdivision Plan, Paul Koelling, May 6, 2025, last revised September 26, 2025**
- Architect's plans (11 sheets), Asher-Slaunwhite Partners, May 6, 2025, last revised August 12, 2025
- Ocean City Planning Board Decision and Resolution (PMN 07-017), September 3, 2008
- Ocean City Police report, May 27, 2025
- Ocean City Engineer's office report, May 22, 2025
- Ocean City Zoning Officer's report, June 16, 2025
- Ocean City Shade Tree Committee report, June 25, 2025
- Cape May County Planning Department letter, July 28, 2025

Development Proposal.

Applicant requests minor subdivision approval to adjust the property line between Lot 8 and Lot 10.01 in Block 70.35. The existing dwelling on Lot 10.01 is to remain. A new single-family home, detached garage and pool are proposed on Lot 8.

Tax Map (p/o Sheet 6)



*PBA 25-003, Martin Prince, LLC & Samuel & Rita LaRosa
Block 70.35, Lot 10.01, 64 Morningside Road
Block 70.35, Lot 8, 210 Gull Road*

Completeness.

Minor Subdivision.

25-1500.5.2 Plat Requirements.

a. *General Requirements.* The plat for a minor subdivision shall be drawn at a scale of not less than twenty feet (20') to the inch, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

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

Waiver

e. Sewerage Service Availability

Waiver

c. Detailed Information.

16. In those instances where the minor subdivision application requires variance approval pursuant to N.J.S.A. 40:55D-70c, floor plans, elevation drawings and plot plans for each lot and structure depicting building and yard dimensions, architectural details, fenestration and building materials.

Waiver

This application may be deemed complete subject to approval of the above waivers.

Zoning Conformance – Lot 8.01 (G60-6000 Zone).

Zone Standard	Zoning Requirement	Existing Condition	Proposed Condition	Variance Required
Minimum Lot Area	6,000 SF	6,648.5 SF	6,901.5 SF	No
Minimum Lot Width	60 FT	57.68 FT	54.07 FT	Comment 2
Minimum Lot Frontage	60 FT	50.08 FT	50.08 FT	ENC
Minimum Lot Depth	100 FT	117.2 FT	117.2 FT	No
Minimum Front Yard	10 FT	12.2 FT	10.1 FT	No
Minimum Side Yard	6 FT	4.3 FT	6.5 FT	No
Minimum Aggregate Side Yard	13 FT	14 FT	14.1 FT	No
Minimum Rear Yard	29.3 FT	41.3 FT	27.1 FT	Yes
Maximum Building Height	30 FT	< 30 FT	31 FT	Yes

Maximum Habitable Stories	2.4	2.4	2.71	Yes
Maximum Floor Area Ratio	0.70	0.61	0.65	No
Maximum Building Coverage	35%	38.6%	34.83%	No
Maximum Impervious Coverage	60%	76.8%	46.84%	No
Minimum Off-street Parking Spaces	3	3	3	No

Zone Standards for Garage & Swimming Pool (Lot 8.01)	Zoning Requirement	Proposed Condition	Variance Required
Detached Garage			
Minimum Side Yard	2 FT	2.1 FT	No
Minimum Rear Yard	2 FT	2.1 FT	No
Maximum Garage Height	15 FT	13.5 FT	No
Maximum Garage Dimensions	500 SF	286 SF	No
Minimum Garage Dimensions	10' x 20'	13' x 22'	No
Minimum Separation from Principal Bldg.	8 FT	23.1 FT	No
Swimming Pool			
Minimum Side Yard	6 FT	7 FT	No
Minimum Rear Yard	6 FT	7 FT	No
Minimum Separation from Principal Bldg.	6 FT	10.2 FT	No
Minimum Pool Equipment Setbacks	6 FT	6 FT	No

Zoning Conformance – Lot 10.01 (R-2-40 Zone).

Zone Standard	Zoning Requirement	Existing Condition	Proposed Condition	Variance Required
Minimum Lot Area	4,000 SF	4,681 SF	4,428.7 SF	No
Minimum Lot Width	40 FT	48.25 FT	48.25 FT	No
Minimum Lot Frontage	40 FT	48.25 FT	48.25 FT	No
Minimum Lot Depth	100 FT	100.05 FT	92 FT	Yes
Minimum Front Yard	20 FT	22.7 FT	22.7 FT	No

PBA 25-003, Martin Prince, LLC & Samuel & Rita LaRosa
Block 70.35, Lot 10.01, 64 Morningside Road
Block 70.35, Lot 8, 210 Gull Road

Minimum Side Yard	5 FT	5 FT	5 FT	No ¹
Minimum Aggregate Side Yard	12 FT	14.1 FT	13.9 FT	No
Minimum Rear Yard	25 FT	50.2 FT	8.2 FT	Yes
Maximum Building Height	30 FT	< 30 FT	≤ 30 FT	No
Maximum Habitable Stories	2.4	Not indicated	Not indicated	No
Maximum Building Coverage	30%	30.9%	32.6%	Yes
Maximum Impervious Coverage	60%	56.5%	54.9%	No
Minimum Off-street Parking Spaces	RSIS	Not indicated	Not indicated	TBD

Review Comments.

1. Applicant shall provide justification for the variances identified herein in accord with the MLUL.
2. The subdivision plan indicates the need for a Lot Width variance for Lot 8, however, lot width although nonconforming, does not appear to be affected by this subdivision.
3. The location and detail for the pool fence on Lot 8 shall be added to the plans.
4. The outdoor shower is not a permitted rear yard encroachment on Lot 8. Variance approval is required.
5. Based on the most recent correspondence, the dwelling on Lot 10.01 contains five bedrooms, and therefore requires 3 off-street parking spaces. The location and dimensions for parking spaces should be added to the plan.
6. §25-1700.11.5 – Approval of a design waiver is required to permit the driveway on proposed Lot 8.01 to be within one foot of the side property line.
7. Street trees shall be provided for both properties as required by City Code.
8. Review and comment regarding stormwater, grading, drainage, and utilities are deferred to the Planning Board Engineer.

¹ Existing/proposed side yard setback: 4.8' to siding, 5' to foundation

*PBA 25-003, Martin Prince, LLC & Samuel & Rita LaRosa
Block 70.35, Lot 10.01, 64 Morningside Road
Block 70.35, Lot 8, 210 Gull Road*

Conditions of Approval.

1. Prior to recording the plat, the plans shall be revised as required to address conditions noted in this Report and as may be imposed by the Planning Board.
2. Prior to recording the plat, applicant shall reimburse the City of Ocean City for all reasonable charges resulting from the review of this application.
3. Prior to recording the plat, applicant shall pay tax map update fee as required by the City Code.
4. Prior to recording the plat, applicant shall provide confirmation of service availability from all utilities for proposed Lot 8.01.
5. Prior to recording the plat, applicant shall provide an Engineer's cost estimate, and performance guarantee as required by the City Code.

Google Street View



C: Gary Griffith
Asher-Slaunwhite

David Scheidegg
Martin-Prince, LLC

Avery Teitler
Paul Koelling

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

May 21, 2025

VIA HAND DELIVERY

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

MAY 21 '25 PM 12:33
RECEIVED PLANNING

RE: 210 Gull Road & 64 Morningside Road
Lots: 8 & 10.01, Block: 70.35

Dear Mrs. Felker:

I herewith enclose the Application of Martin-Prince, owner of 210 Gull Road and Samuel E. & Rita M. LaRosa owners of 64 Morningside Road, for Minor Subdivision approval to adjust the property lot line between the two above Properties. The Minor Subdivision seeks to adjust the lot line between the Properties to create a larger Lot 8 by removing an easement area contained on Lot 10.01 and adding it to Lot 8. A portion of the common lot line will also be "rounded" at the driveway area. The proposed single-family dwelling on Lot 8 requires variance relief for habitable stories and "c" building height as a result of the existing elevation of the Property. No CAFRA or NJDEP Wetlands Permits are required for this Application. Finally, we respectfully request waivers for providing a photograph of the Properties, providing topography as a result of the lot sizes and for providing utility service availability letters prior to the hearing as there are presently single-family dwellings on both existing lots.

Enclosed please find a check in the amount of \$1,850.00. Also enclosed are six (6) copies of the Application with six (6) copies of the Architectural Plans prepared by Asher Slaunwhite, Survey and Plan of Minor Subdivision prepared by Paul Koelling, 200-foot lists, confirmation of paid taxes and a Certificate of Title.

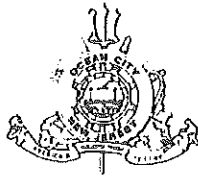
I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

cc: Clients (via email with enclosures)
Mark Asher (via email with enclosures)
Paul Koelling (via email with enclosures)

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 MARTIN-PRINCE, LLC (210 GULL ROAD) AND SAMUEL E. & RITA M. LAROSA (64 MORNINGSIDES ROAD)

Applicant's Mailing Address 306 EAST INLET ROAD, OCEAN CITY, NJ 08226/6 POPLAR ROAD, CHADDS FORD, PA 19317

*Applicant's E mail Address mbuck@buckcustomhomes.com

Phone Number (Home) 609-442-1129 (Work) _____

Owner's Name SAME AS ABOVE

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 210 GULL ROAD & 64 MORNINGSIDES ROAD
(Street address)

Block(s) 70.35 Lot(s) 8 & 10.01 Zone G-60/6000
(Tax Map reference)

B. Description the application: MINOR SUBDIVISION APPROVAL AND BULK VARIANCE RELIEF TO ADJUST THE LOT LINES BETWEEN THE EXISTING LOTS AND CONSTRUCT A NEW SINGLE FAMILY DWELLING ON LOT 8 REQUIRING "C" BUILDING HEIGHT VARIANCE RELIEF AND TOTAL STORIES VARIANCE RELIEF

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 |
| | | ☐ Subdivision Major Final |



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

D. Request is hereby made for permission to (erect, alter, convert, use) LOT LINE ADJUSTMENT SUBDIVISION AND CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING.

1) Said property is: IRREGULAR
(Give dimensions and area)
and has the following structures: SINGLE FAMILY DWELLINGS

2) Size and setbacks of existing building: SEE ATTACHED PLANS

Width of building: _____ Length of building: _____
Height: _____ Stories: _____
Front: _____ Rear: _____
Side: _____ Side: _____
% Building Coverage: _____ % Impervious Surface Coverage: _____

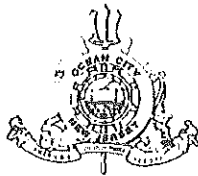
3) Size and setbacks of proposed building and/or addition: SEE ATTACHED PLANS

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: FEBRUARY 13, 2025 & MAY 28, 2010, 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"



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

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

- 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: SINGLE FAMILY DWELLINGS

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 2 & 2

Existing and proposed square footage of professional office: 0 & 0

Existing and proposed gross floor area: 0 & 7,7745 +/- & 5,590 +/-

Existing and proposed parking spaces: 0 & 12

Existing and proposed number of lots: 2 & 2

Portion of lot being subdivided: LOT LINE ADJUSTMENT

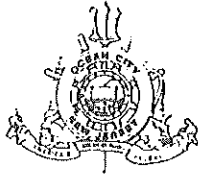
Purpose for which lots will be utilized: SINGLE FAMILY DWELLINGS

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: ASHER SLAUNWHITE,
115 WEST AVENUE, SUITE 305, JENKINTOWN, PA 19046, 215-576-1413,
masher@aspschitects.com, KOELLING & ASSOCIATES, 2161 SHORE ROAD, LINWOOD, NJ
08221, 609-927-0279, pksurvey1@comcast.net

- 8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336. MICHAEL BUCK 100% OF MARTIN-PRINCE, LLC, APPLICANT SAME ADDRESS
(If applicable, attach list)



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

ESCROW FEES SUBMITTED
FINANCIAL RESPONSIBILITY STATEMENT

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

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

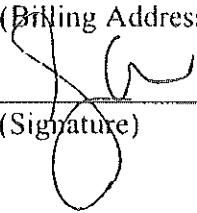
.....
I have read Section §25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection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

Please Print Clearly

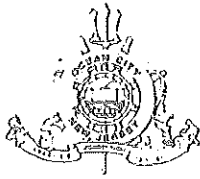
MICHAEL BUCK _____
(Name)

609-442-1129 _____
(Daytime Phone)

306 EAST INLET ROAD, OCEAN CITY, NJ 08226 _____
(Billing Address)

 attng for Applicant _____
(Signature) (Date)

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

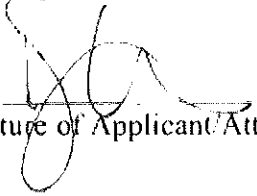


CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609 399-6111 * FAX 609-399-8419

AVERY S. TEITLER _____
(Name of Applicant or Attorney Representing)

Being duly sworn

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 _____, 2025.

(Signature of property owner)

306 EAST INLET ROAD, OCEAN CITY, NJ 08226

(Address)

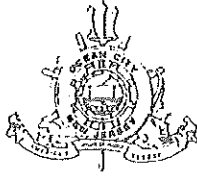
609-442-1129

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____ 2025

Signature of Person authorized to take oaths - Notary



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

PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT MARTIN-PRINCE, LLC & SAMUEL E. & RITA M. LAROSA
NAME OF OWNER: SAME AS ABOVE
NAME OF PROFESSIONAL(S): MARK ASHER & PAUL KOELLING

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>Subdiv. s/n plan</u> |
| g) Other submittals required by Board Professionals (if any) | <u>N/A</u> |
| h) Written description and justification for Waivers & Variances | <u>X</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> |

ANSWERS TO QUESTION 6 (a) and (b)

The Applicants, owner of 210 Gull Road & owners of 64 Morningside Road, seek minor subdivision approval and variance relief to adjust the lot lines between the two existing parcels. Specifically, the Applicants propose to create a large Lot 8 by removing an easement area contained on Lot 10.01 and adding it to Lot 8. The easement area is for the benefit of existing Lot 8. Additionally, a portion of the common lot line will be rounded at the driveway area to also benefit Lot 8, creating the freer flow of traffic.

The Application also requires "C" height variance relief and a total stories variance for the proposed single family dwelling on Lot 8. The basis for both variances is a result of the existing elevations. Per Schedule D of the Ordinance, for lots 55' or less in width, maximum allowable pitched roof height is 30', as measured from Zoning Flood Elevation (ZFE). In the Flood Damage Prevention section of the Ordinance, the underside of the lowest structural member must be at Design Flood Elevation of +12.0' (2' above Base Flood Elevation). This places the proposed top of the first floor at elevation +13.0'. Since the BFE is less than 2.0' above average grade, ZFE is set 3.0' above grade, at elevation +11.31', instead of 3.0' above BFE, elevation +13.0'. As a result, building height is measured from a point 1'-8-1/4" BELOW the required top of the first floor. This results in a loss of usable building between the top of the first floor and maximum allowable ridge height.

The purpose of the Gardens R-1 Neighborhood Zones, as established in the Ocean City Zoning Ordinance, is to provide and maintain residential characteristics of single-family homes on curvilinear streets in the northern end of Ocean City where this type of housing has traditionally developed or is currently the predominant land use. The Applicants believe that the proposed plan accomplishes this objective by advancing several purposes of zoning. The proposed subdivision provides for more uniform and functional lots that fit within the character of the surrounding neighborhood. The proposed newly created lots will provide a better zoning alternative than the existing lots with easements and non-functional access points. As a result, the purposes of the Zoning Ordinance and the New Jersey Municipal Land Use law will be advanced by the granting of this Application.

The variances sought can be granted under the (c)(2) criteria. The lot dimension variance relief is de minimis in nature and a result of pre-existing non-conforming conditions that will be improved. In addition, several purposes of zoning will be met. As stated above, the proposed plan will maintain and provide more functional lot sizes consistent with the neighborhood. By maintaining consistency with surrounding lot sizes, the true character of the neighborhood will be preserved and the purposes of the Municipal Land Use Law will be advanced. The new single family dwelling will be flood compliant and have better access which promotes the freer flow of traffic. Finally, the proposed new structure will be aesthetically pleasing and result in a more desirable visual environment. As a result, granting the variances sought presents little or no detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.

Apr. '6. 2025 4:49PM

No. 1945

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 70.35
LOT NUMBER 10.01
PROPERTY LOCATION 64 MORNINGSID ROAD, 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 4/16/2025



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.

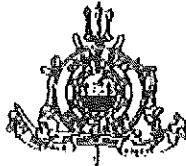
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APR 16 2025

TAX ASSESSMENT OFFICE



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

FORM B

REQUEST FOR ADDRESSES WITHIN 200'

Submit to Tax Assessment Office
(861 Asbury Avenue)

Applicant SAMUEL & RITA LAROSA

Block: 70.35

Lot: 10.01

Property Address: 64 MORNINGSIDE ROAD

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

Block	Property Location	Property Class	Owner Address	Zip Code
Lot	Additional Lot			
Qual				
70.35	143-45 E ATLANTIC BLVD	2	GUDOWICZ, LORRAINE F AWEINBERGER, C8 3930 NETHERFIELD RD PHILA, PA	19129
C1				
70.35	143-45 E ATLANTIC BLVD	2	BONDI, LUCILLE 1204 MASON ROAD HAITFIELD, PA	19440
1945				
C2				
70.35	147A&B E ATLANTIC BLVD	2	DIBILEO, LOUIS JR & KIM 29 FOREST GLEN DR SCRANTON, PA	18504
2				
C1				
70.35	147A&B E ATLANTIC BLVD	2	BOUQUARD, DOUGLAS J & MARY E 147 E ATLANTIC BLVD OCEAN CITY, NJ	08226
C2				
70.35	149 E ATLANTIC BLVD	2	MAHAN, JENNIFER 760 HEDGES LN WAYNE, PA	19087
3				
C1				
70.35	149 E ATLANTIC BLVD	2	MUNSELL, ROBERT & KELLY 419 WOODWARD RD MOYLAN, PA	19063
3				
C2				
70.35	151-53 E ATLANTIC BLVD	2	MK REAL ESTATE GROUP, LLC 500 WOODBERRY WY CHESTER SPRINGS, PA	19425
4				
C1				
70.35	151-53 E ATLANTIC BLVD	2	CHARLIER, PETER & ROSELLE 1 SPRING MEADOW FARM LN MALVERN, PA	19355
4				
C2				
70.35	155 E ATLANTIC BLVD	2	AGAPE PARTNERS, LLC ETAL 1340 EAVES SPRING RD MALVERN, PA	19355
5				
70.35	157-59 E ATLANTIC BLVD	2	LOMBARDO, JOSEPH L & JANICE 41 JOHANNA DRIVE HOLLAND, PA.	18966
6				
C157				
70.35	157-59 E ATLANTIC BLVD	2	THORP, JOHN & SARONDA 159 E ATLANTIC BLVD OCEAN CITY, NJ	08126
6				
C159				
70.35	212 GULL RD 08306 G.L3036-3038	2	TRAINER, RICHARD J & LU ANN 212 GULL RD OCEAN CITY, NJ	08126
70.35				
70.35	210 GULL RD 08306 L3039	2	MARTIN-PRINCE LLC 306 E INLET RD OCEAN CITY, NJ	08126
70.35				
70.35				

Back Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State		
70.35 4 5	200 GULL RD 0830G L3039C		2	KELLER, SHARON B PO BOX 2650 CHERRY HILL, NJ		08034
70.35 1945 10.01	64 MORNINGSIDE RD		2	LAROSA, SAMUEL E & RITA M 6 POPLAR RD CHADD'S FORD, PA		19317
70.35 10.02 C1	60-62 MORNINGSIDE RD		2	KOWALEX, JOSEPHINE & WALTER, CO-TEES 40 SUGAR MAPLE DR NEWTOWN SQUARE, PA		19073
70.35 10.02 C2	60-62 MORNINGSIDE RD		2	LANDES, MICHAEL & DIANE 55 S SCHULTZ RD TELFORD, PA		18959
70.35 11	58 MORNINGSIDE RD 0830G L3044		2	58 MORNINGSIDE ROAD, LLC 31 MEADE RD AMBLER, PA		19002
70.35 12	56 MORNINGSIDE RD 0830G L3045		2	FRANTZ, JOHN B & P RICHARD PO BOX 190, #402 HONEYBROOK, PA		19344
70.35 13	52-54 MORNINGSIDE RD 0830G L3046A		2	BRESNAHAN, MONICA K 501 CARRIAGE HOUSE LN HARLEVILLE, PA		19438
70.35 14 C1	50A&B MORNINGSIDE RD		2	HARSHAW, ROBIN D & PATRICIA S 41 SUGAR MAPLE DRIVE NEWTOWN SQUARE, PA		19073
70.35 14 C2	50A&B MORNINGSIDE RD		2	KENNEDY, BONNIE B 50 B MORNINGSIDE RD OCEAN CITY, NJ		08226
70.36 1	200 BEACH RD 0830-5G L1		2	HAYDINGER, MARIANNE 470 KINGS HIGHWAY WEST HADDONFIELD, NJ		08333
70.37 2	61 MORNINGSIDE RD 088G L2		2	DUFFY, BRIAN J ETALS TRUSTEES 410 ORLANDO AVE ORELAND, PA 19075		18956
70.37 3	65 MORNINGSIDE RD 088G L3		2	NAGGAR, JOSEPH A & KATE 735 PROSPECT AVE PRINCETON, NJ		08540
70.37 4	71 MORNINGSIDE RD 088G L4		2	KELUSEK, ROBERT F & BETH 31 STRLING WAY CHADD'S FORD, PA		19377

Apr 16, 2025 4:29 PM

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
70.37 5	79 MORNINGSIDE RD 0886 LS	2	O'BRIEN, JAMES F X & SHARON RAMSEY 4875 PELICAN COLONY BLVD BONITA SPRINGS, FL	34134
70.37 5	110 BEACH RD 0886, L7,8,9A	2	STONER, GEORGE A 7853 N WHITTIER PLACE INDIANAPOLIS, IN	46251
70.37 7	100 BEACH RD 0886, L9,8,10,11	2	210 GULL ROAD ASSOCIATES LLC 117 SAND HILL CIR SANTA ROSA BEACH, FL	32459
70.37 5	66 GARDENS RD 0886 LL2	2	DRISCOLL ASSOCIATES LP 1740 WALTON RD, SUITE 200 BLUE BELT, PA	19422
70.37 5	54 GARDENS RD 0886 LL3B	2	TRAINER, DOROTHY LOUISE 54 GARDENS RD OCEAN CITY, NJ	08226
70.41 5	23 & 31 BEACH RD 0870, G, L6, Z-11Z	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.41 7.01	113 BEACH RD	2	JULIANO, MARK J & JACQUELINE T 113 BEACH RD OCEAN CITY, NJ	08226
70.41 7.02	BEACH RD	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.42 1	201-03 BEACH RD B61121 L5	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
611.02 5	201-03 BEACH RD B70-42, L1	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
311.02 5	113 BEACH RD B70-41, L7-OL31	1	JULIANO, MARK J & JACQUELINE T 113 BEACH ROAD OCEAN CITY, NJ	08226

Apr. 16, 2025 2:49 PM

Apr. 16. 2025 4:49PM

V: 1945 P: 6

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

Apr '6 2025 4:47PM

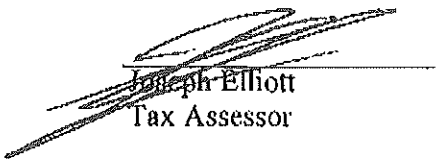
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THE CITY OF OCEAN CITY
TAX ASSESSMENT OFFICE
861 ASBURY AVE, RM 107
OCEAN CITY, NJ 08226
609-525-9374 (TELE #)
609-391-0650 (FAX #)

APPLICANT C/O AVERY S. TEITLER (200' LIST)
BLOCK NUMBER 70.35
LOT NUMBER 8
PROPERTY LOCATION 210 GULL ROAD, 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 4/16/2025


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.

Apr. 16. 2025 4:47PM

N: 1944 E: 2



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

RECEIVED

APR 16 2025

TAX ASSESSMENT OFFICE

FORM B

REQUEST FOR ADDRESSES WITHIN 200'

Submit to Tax Assessment Office
(861 Asbury Avenue)

Applicant MARTIN-PRINCE, LLCBlock: 70.35Lot: 8Property Address: 210 GULL ROAD

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 201OCEAN CITY, NJ 08226 (F) 609-398-4017

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
70.35 2 C1	147AAB E ATLANTIC BLVD	2	DIBILEO, LOUIS JR & KIM 29 FOREST GLEN DR SCRANTON, PA	18504
70.35 2 C2	147AAB E ATLANTIC BLVD	2	BOUQUARD, DOUGLAS J & MARY E 147 E ATLANTIC BLVD OCEAN CTTY, NJ	08226
70.35 3 C1	149 E ATLANTIC BLVD	2	MAHAN, JENNIFER 760 HEDGES LN WAYNE, PA	19087
70.35 3 C2	149 E ATLANTIC BLVD	2	MUNSELL, ROBERT & KELLY 419 WOODWARD RD MOYLAN, PA	19063
70.35 4 C1	151-53 E ATLANTIC BLVD	2	PK REAL ESTATE GROUP, LLC 500 WOODBERRY WY CHESTER SPRINGS, PA	19425
70.35 4 C2	151-53 E ATLANTIC BLVD	2	CHARLIER, PETER & ROSELLE 1 SPRING MEADOW FARM LN MALVERN, PA	19355
70.35 5	155 E ATLANTIC BLVD	2	AGAPE PARTNERS, LLC ETAL 1340 EAVES SPRING RD MALVERN, PA	19355
70.35 6 C157	157-59 E ATLANTIC BLVD	2	LOMBARDO, JOSEPH L & JANICE 41 JOHANNA DRIVE HOLLAND, PA	18966
70.35 6 C159	157-59 E ATLANTIC BLVD	2	THORP, JOHN & BARONDA 159 E ATLANTIC BLVD OCEAN CTTY, NJ	08226
70.35 7	212 GULL RD 0830 G, 13036-3038	2	TRAINER, RICHARD J & LU ANN 212 GULL RD OCEAN CTTY, NJ	08225
70.35 3	210 GULL RD 08306 L3039	2	MARTIN-PRINCE LLC 306 E INLET RD OCEAN CTTY, NJ	08225
70.35 3	200 GULL RD 08306 L3039C	2	KELLER, SHARON B PO BOX 2650 CHERRY HILL, NJ	08024
70.35 10.01	64 MORNINGSIDE RD	2	LAROSA, SAMUEL E & RITA M 6 POPLAR RD CHADDS FORD, PA	19317

APR 16, 2025 4:47PM

Block Lot Qual	Property Location Additional lot	Property Class	Owner Address City, State	Zip Code
70.35 4 10.02 C1	60-62 MORNINGSIDE RD	2	KOWALEK, JOSEPHINE & WALTER, CO-TEES 40 SUGAR MAPLE DR NEWTOWN SQUARE, PA	19073
70.35 44 10.02 C2	60-62 MORNINGSIDE RD	2	LANDES, MICHAEL & DIANE 55 S SCHULTZ RD TELFORD, PA	18969
70.35 11	58 MORNINGSIDE RD 08306 L3044	2	58 MORNINGSIDE ROAD, LLC 31 MEADE RD AMBLER, PA	19002
70.35 12	56 MORNINGSIDE RD 08306 L3045	2	FRANTZ, JOHN B & P RICHARD PO BOX 190, #402 HONEYBROOK, PA	19344
70.35 13	52-54 MORNINGSIDE RD 08306 L3046A	2	BRESNAHAN, MONICA K 501 CARRIAGE HOUSE LN HARLEYSVILLE, PA	19435
70.35 14 C1	50A&B MORNINGSIDE RD	2	HARSHAW, ROBIN D & PATRICIA S 41 SUGAR MAPLE DRIVE NEWTOWN SQUARE, PA	19073
70.35 14 C2	50A&B MORNINGSIDE RD	2	KENNEDY, BONNIE B 50 B MORNINGSIDE RD OCEAN CITY, NJ	08226
70.35 15 C1	46-48 MORNINGSIDE RD	2	ERICKSON, ERIC G & CARLEE S 877 NATHAN HALE RD BERWYN, PA	19312
70.35 15 C2	46-48 MORNINGSIDE RD	2	O'SHURA, JOHN & SUSAN 715 CATHILL RD SELEERSVILLE, PA	18965
70.36 1	200 BEACH RD 08306-56 L1	2	HAYDINGER, MARIANNE 473 KINGS HIGHWAY WEST HADDONFIELD, NJ	08033
70.37 3	55 MORNINGSIDE RD 0866 L3	2	NAGGAR, JOSEPH A & KATE 735 PROSPECT AVE PRINCETON, NJ	08540
70.37 4	71 MORNINGSIDE RD 0866 L4	2	KELUSEK, ROBERT F & BETH 31 STRLING WAY CHAODS FORD, PA	19377
70.37 5	79 MORNINGSIDE RD 0866 L5	2	O'BRIEN, JAMES F X & SHARON RAMSEY 4875 PELICAN COLONY BLVD BONITA SPRINGS, FL	34134

Apr. 16. 2025 4:47PM

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
70.37 5	110 BEACH RD 088G, L7, 8, 9A	2	STOHNER, GEORGE A 7853 N WHITTIER PLACE INDIANAPOLIS, IN	46250
70.37 7	100 BEACH RD 088G, L9, B, 10, 11	2	210 GULL ROAD ASSOCIATES LLC 117 SAND HILL CIR SANTA ROSA BEACH, FL	32459
70.37 8	66 GARDENS RD 088G L12	2	DRISCOLL ASSOCIATES LP 1740 WALTON RD, SUITE 200 BLUE BELT, PA	19422
70.42 5	23 & 31 BEACH RD 0870, G, 16, 2-11Z	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.43 7.01	113 BEACH RD	2	JULIANO, MARK J & JACQUELINE T 113 BEACH RD OCEAN CITY, NJ	08226
70.41 7.02	BEACH RD	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.42 1	201-03 BEACH RD 861111 L5	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.42 2	121 BEACH RD 0870, G, 118, 182	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
70.42 3	217-219 & 125 BEACH RD	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
511.02 5	201-03 BEACH RD 870 42, L1	1SC	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
511.02 3	113 BEACH RD 870 41, L7-OL 31	1	JULIANO, MARK J & JACQUELINE T 113 BEACH ROAD OCEAN CITY, NJ	08226

04/19/25 p.m. 04-16-2025 5

Apr. '6. 2025 2:47PM

Apr. 16. 2025 4:47PM

APR 1944 3 6

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

Kathy Pretz
Tax Account Clerk
Division of Tax Collection
City of Ocean City
861 Asbury Avenue
Ocean City, NJ 08226
609-525 9382
Kpretz@ocnj.us<mailto:Kpretz@ocnj.us>

www.ocnj.us<http://www.ocnj.us/>

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Page 2 of 3



CONFIRMATION OF PAID TAXES

Deduction

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



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: MARTIN-PRINCE, LLC

BLOCK: 70 35

LOT: 8

STREET ADDRESS: 210 GULL ROAD

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of

Current

Taxes paid through

June 30th, 2nd quarter 20 25

Remarks:

Terence Graff
Tax Collector

5/14/25
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

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

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

May 21, 2025

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: 210 Gull Road, Ocean City, New Jersey 08226
64 Morningside Road, Ocean City, New Jersey 08226
Block: 70.35, Lots: 8 & 10.01

Dear Mrs. Felker:

Please accept this letter as a Certificate of Title indicating that, upon information and belief, 210 Gull Road is presently owned by Martin-Prince, LLC and 64 Morningside Road is presently owned by Samuel E. LaRosa and Rita M. LaRosa. I have reviewed the last Deeds of record and, upon further information and belief, there are no covenants or deed restrictions that would prevent the lot lines from being adjusted in accordance with the proposed plans. The purpose of this Certificate of Title is to be included in an application to subdivide the above existing Properties by adjusting the lots.

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



* RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE REFERENCED FOR FINAL DESIGN AND MATERIAL SELECTIONS*

INDEX OF DRAWINGS:

C-1.0	Cover Sheet
V-1.0	Proposed Site Plan and Zoning Information
V-1.1	Minor Subdivision Plan and Site Details
V-2.0	Proposed Floor Plans
V-2.1	Proposed Floor Plans
V-3.0	Proposed Exterior Elevations
V-3.1	Proposed Exterior Elevations
V-4.0	Proposed Renderings
V-4.1	Proposed Renderings
V-4.2	Proposed Renderings
V-4.3	Proposed Renderings

ASHER
SLAUNWHITE +
PARTNERS

AS+P

ASHER SLAUNWHITE + PARTNERS, LLC

ARCHITECTURE

115 WEST AVENUE, SUITE 305 - JENKINTOWN, PA 19046 | 215-576-1413

ASPARCHITECTS.COM

A NEW RESIDENCE FOR
BUCK CUSTOM HOMES
210 GULL ROAD - OCEAN CITY, NJ 08226

♦ VARIANCE APPLICATION ♦

VARIANCE APPLICATION NOTES

- The site is in the Gardens 60/6000 Zone, conforming use.
- Construction type 5A, Protected
- Existing block 70.35 - lot 6 and 10, shown as per "Minor Subdivision Plan" prepared by Paul M. Koelling, NJPLS 24GS04328800, Paul Koelling and Associates, LLC, and dated May 6th 2025.
- Applicant proposes to build a new 2.71 story single family residence. Project site is located in FEMA Flood Zone AE, with a B.F.E. of +10.0', per FEMA map 34008C0091F.
- Owner/Applicant: Michael Buck for Michael Buck Custom Homes
- Variances are requested for the following:**
 - Half Story Area:**
 - Per 25-204.15.5 Bulk Requirements, in the Gardens 60/6000 Zone, the maximum allowable total number of stories for non-alley lots is 2.4 stories. Therefore the maximum allowable half story area is .4 of the floor below. The proposed half story area is .71 of the floor below. See Zoning Charts on sheet V-1.0 and Half Story Diagram 1V-2.1.
 - Building Height:**
 - A building height variance is requested. Per Schedule D of the OCNJ code, for lots 55' and less in width, maximum allowable pitched roof height is 30', measured from ZFE.
 - Per the OCNJ code Chapter 21, Flood Damage Prevention, the underside of the lowest structural member must be at D.F.E. +12.0' (2' above B.F.E.) This places the proposed top of first floor at elevation +13.0'.
 - Since BFE is less than 2.0' above average grade, ZFE is set 3.0' above grade, at elevation +11.31', instead of 3.0' above BFE, elevation +13.0'. As a result, building height is measured from a point 1'-8-1/4" BELOW the required top of first floor. This requires the use of gable building between the first floor and maximum ridge height. See proposed exterior elevations on sheets V-3.0 and V-3.1
 - Outdoor shower**
 - A rear yard encroachment variance is requested. Outdoor showers are not a permitted rear yard encroachment (25-304.1.a.2.)
 - Lot width**
 - A lot width variance is requested. Minimum required lot width in this zone is 60.0'.
 - Existing lot width is 57.68', 2.32' below the minimum requirement. Due to proposed property line changes, the proposed lot width is 54.07', 5.93' below minimum requirement.
 - Note that the existing street frontage at Gull Road is 50.08'.

GENERAL NOTES

- Architect: Mark Asher, Principal, Asher Slaunwhite + Partners Architects, NJ Registration #11774
- Do not grade inside.
- All utilities are to run underground from nearest existing location.
- Contractor shall use a licensed land surveyor to stake out foundation. Verify all building dimensions and compliance with yard setbacks prior to installation of piles or foundation work.
- Contractor shall verify all existing benchmark elevations and average grade prior to installation of foundation. Contractor shall notify Architect of any discrepancy between actual conditions and the drawings.
- Contractor shall obtain and verify compliance of as-built survey (including ridge height) at framing completion.
- Shade/street trees shall be provided as required. Lowest branches of street trees shall be no lower than 6'-0" above grade.
- Provide minimum .5% to 1% slope across length of site toward street in order to provide positive drainage to street. At no point should new grading allow water to drain onto adjacent properties.
- Verify T.O.C. elevation and average grade prior to installation of foundation. Notify architect of any discrepancy between actual condition and the drawings.
- Irrigation. Where irrigation is proposed, soaker hose and/or drip irrigation is required for all plantings. Rain sensors or soil moisture sensors are required.

MUNICIPAL PLANNING BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAT IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

ABBREVIATIONS:

AB.	anchor bolt	HD.	head
ABV.	above	HDR.	header
A.D.A.	Americans with Disabilities Act	HDWD	hardwood
		HR.	hour
ADJ.	adjustable	HT.	height
ADD'L	additional	HVAC	heating, ventilating, & air conditioning
A.F.F.	above finished floor		
A.H.U.	air handling unit	HW.H.	hot water heater
ALUM.	aluminum	I.L.O.	in lieu of
ARCH.	architect	INC.	including
AVG.	average	INSUL	insulated/ insulation
B.F.E.	base flood elevation	INT.	interior
BLDG.	building	MAX.	maximum
B.O.	bottom of	MECH.	mechanical
B.O.C.	bottom of curb	MFR.	manufacturer
B.O.W.	bottom of wall	MIN.	minimum
BRG.	bearing	M.O.	masonry opening
B.W.A.	bearing wall above	MTD.	mounted
BYND.	beyond	MTL.	metal
CABT.	cabinet	N	north
CALCS.	calculations	N.I.C.	not in contract
CANT'D	cantilevered	NO.	number
CHIM.	chimney	NOM.	nominal
C.J.	ceiling joist	N.T.S.	not to scale
C.J.T.	control joint	O.C.	on center
C.L.	center line	O.H.	overhead
CLG.	ceiling	P.A.	post above
CLR.	clear	PKT.	pocket
C.O.	cased opening	PLYWD.	plywood
COL.	column	PR	pair
CONC.	concrete	PREFIN.	prefinished
CONT.	continuous	PROP.	property
C.T.	collar tie	P.T.	preservative treated
C.U.	condensing unit	PTD.	painted
D.	deep	PVC	polyvinyl chloride
DEMO.	demolish	R	radius
DIA.	diameter	R.C.P	reflected ceiling plan
D.J.	deck joist	RECD	recessed
DN.	down	REQ'D	required
DR.	door	REF	refrigerator
D.S.	downspout	R.O.	rough opening
DTL.	detail	R.O.H.	rough opening height
DW	dish washer	R.O.W.	rough opening width
DWG.	drawing	R.R.	roof rafter
E.	egress	SECT.	section
EA.	each	S.F.	square feet
EL.	elevation	SIM.	similar
ELEC.	electrical	SPEC.	specification
ELEV.	elevator	SQ.	square
ENC.	existing non-conformity	SSTL.	stainless steel
ENCL.	enclosed	STD.	standard
EPDM	Ethylene Propylene Diene M-Class Roofing	STL.	steel
		STRUCT.	structural
EQ.	equal	T.	tail
E.T.R.	Existing to remain	T & G	tongue and groove
E.W.	each way	TBD.	to be determined
EXIST.	existing	TEMP.	tempored
EXT.	exterior	THWH	tankless hot water heater
EXT'G	existing	T.O.	top of
FDN./FND	foundation	T.O.B.	top of bulkhead
F.J.	floor joist	T.O.C.	top of curb
FLR.	floor	T.O.W.	top of wall
F.O.	face of	TR	trash
F.R.	fire rated	TYP.	typical
FRMG.	framing	U.N.O.	unless noted otherwise
FRZR.	freezer	U.S.	underside
F.T.	floor truss	VERT.	vertical
F.V.	flood vent	VIF.	verify in field
GA	gauge	W.	wide
GALV.	galvanized	W/	with
G.C.	general contractor	WIN.	window
G.W.B	gypsum wall board	WD	wood
H.	high	W.R.B.	water resistive barrier

A NEW RESIDENCE FOR
BUCK CUSTOM HOMES
210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226

COVER SHEET

VARIANCE APPLICATION

Project:
Sheet Title:

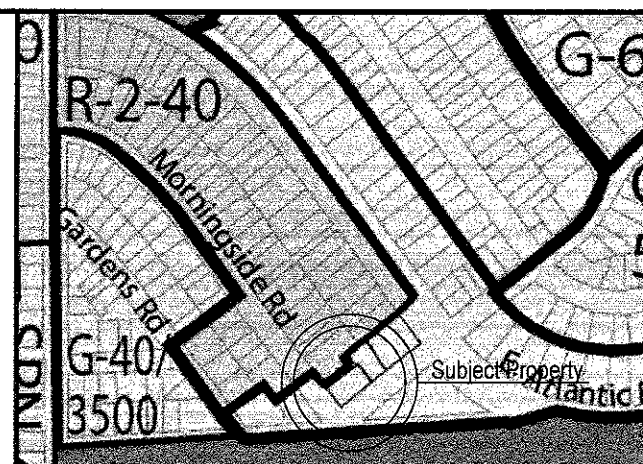
MARK ASHER
NJ REG 11774
PA REG 013728

Issue Date:	MAY 6TH, 2025
Drawn By:	RF
Revision Date(s):	
Δ JULY 22, 2025	REPORT REVISIONS
Δ JULY 24, 2025	GARAGE REVISED
Δ AUGUST 12, 2025	SUBMIT REVISED

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Sheet No.:

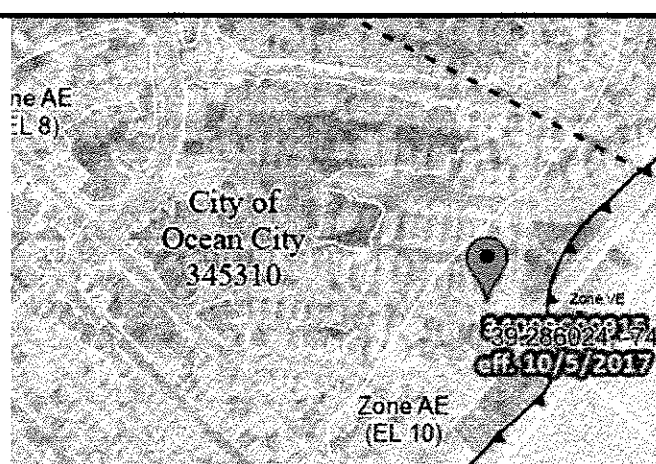
C-1.0



2 ZONING MAP
N.T.S. - FOR REFERENCE ONLY
COURTESY OF CITY OF OCEAN CITY



3 AERIAL VIEW
N.T.S. - FOR REFERENCE ONLY
COURTESY OF GOOGLE EARTH



4 FEMA MAP
N.T.S. - FOR REFERENCE ONLY
COURTESY OF FEMA.GOV



5 TAX MAP
N.T.S. - FOR REFERENCE ONLY
COURTESY OF CITY OF OCEAN CITY, NJ

BUILDING COVERAGE		
	Existing	Proposed
Building (w/o chimney)	1877.20	1752.00
Porches/Decks	225.00	391.00
Detached Garage	368.13	286.00
Less Elevator Shaft (Discrete)	0	-24.75
TOTAL AREA	2570.33	2404.25
PERCENTAGE (35% max.)	38.66	34.83

EXIST. AND PROPOSED AVERAGE LOT WIDTH		
	Existing	Proposed
Front property line	50.08	50.08
Rear Property Line Segment	31.64	0
Rear Property Line Segment	13.57	38
Rear Property Line Segment	20.06	20.06
Total Rear Property Line	65.27	58.06
AVERAGE LOT WIDTH	57.68	54.07

PER CORRESPONDENCE WITH ZONING OFFICER, DRIVEWAY 'TAIL' IS EXCLUDED FROM LOT WIDTH CALCULATIONS.

FLOOR AREA RATIO		
	Existing	Proposed
First Floor	1944.00	1483.70
Second Floor	1513.00	1751.70
Half Story	580.00	1248.60
TOTAL AREA	4037.00	4484.00
F.A.R. (7 Max.)	0.81	0.65

HALF STORY CALCULATION		
	Existing	Proposed
Area of Second Floor	1513.00	1751.70
Max. Allowable Half Story (4 of Second Floor)	605.20	700.68
Area of Half Story	580.00	1248.60
Half Story Percentage (4 max. allow.)	0.38	0.71

GREEN SHADING INDICATES EXISTING NON-CONFORMITIES TO BE REMOVED
YELLOW SHADING INDICATES PROPOSED VARIANCES

IMPERVIOUS COVERAGE		
	Existing	Proposed
Building Coverage (including Garage)	2555.10	2404.25
Elevator Shaft	0.00	24.75
Driveway	2486.7	0.00
Equipment Platform	0	55.38
Outdoor Shower	0	32.10
Chimney(s)	11.20	11.50
Front walk and porch steps	65.6	96.10
Side entry walk and steps	0	90.30
Pool, Pool Deck (at grade), & Rear Steps	0	640.40
Less Pool water surface	0	-180.00
Stepping stones at rear yard	0	58.33
TOTAL AREA	5118.600	3233.11
PERCENTAGE (60% max.)	76.99	46.84

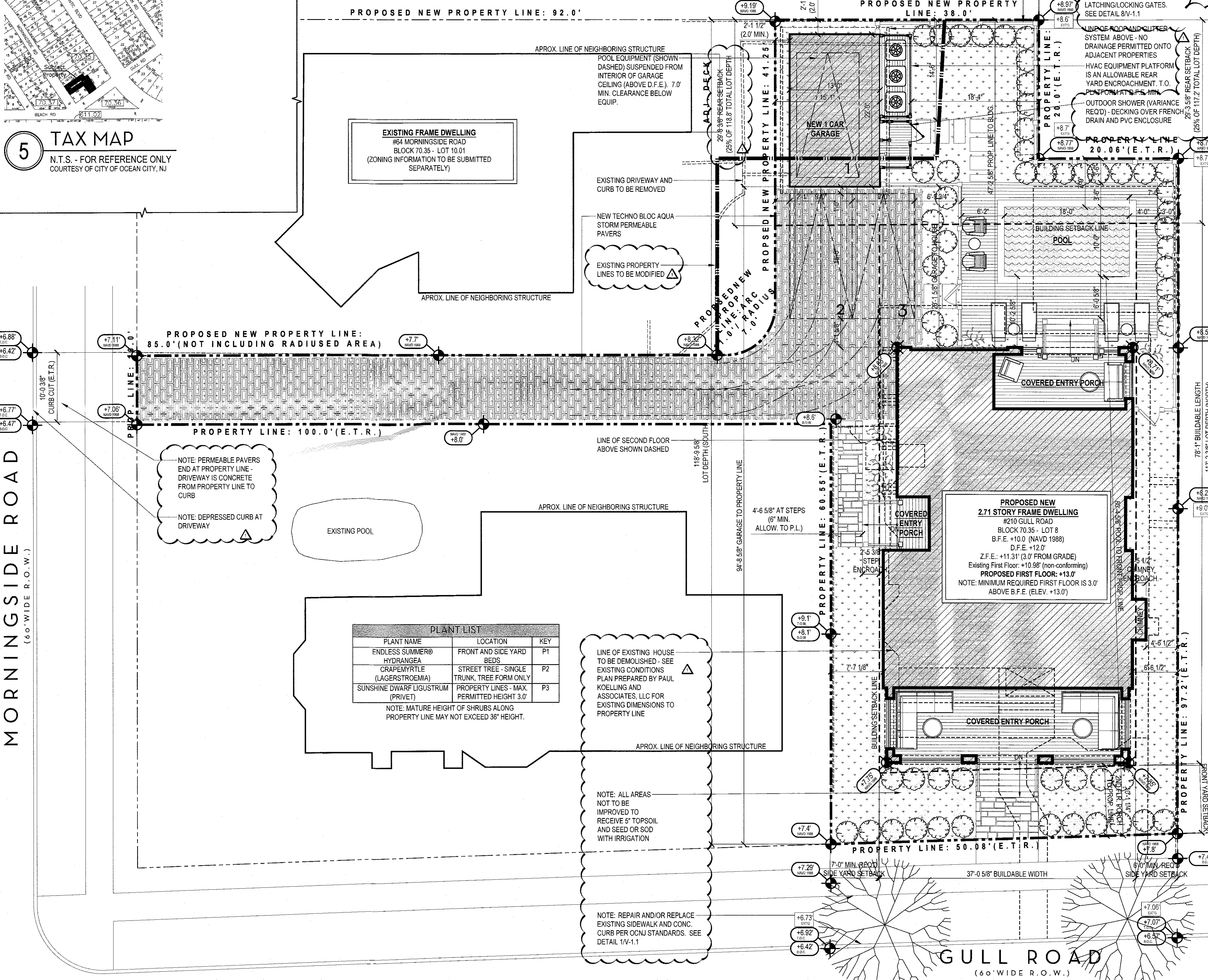
NOTE: PROPOSED DRIVEWAY TO BE CONJ. APPROVED PERMEABLE PAVERS (TECHNO BLOC AQUA STORM) AND ARE NOT INCLUDED IN IMPERVIOUS COVERAGE CALCULATION.

BLOCK 70.35 - LOT 8 FEMA ZONE AE - B.F.E. +10.0' - MAP ID: 34009C0091F									
NO.	ITEM	EXISTING		PROPOSED		VARIANCE?	NOTES		
		PERMITTED	DISCRETE	PERMITTED	DISCRETE				
1	Lot Description								
a	Discrete or Non-Discrete?		Discrete		Discrete	NO			
b	Use		G-60/6000		G-60/6000	NO			
c	Minimum Lot Area (Interior)		6,000 sf		6,000 sf	NO	Per Schedule C, based on Average Lot Width. See Average Lot Width chart.		
d	Minimum Lot Width (Interior)		60'		64.07'	YES	Sum total of 20.0' and 97.2' side property lines		
e	Minimum Lot Depth		100'		117.2'	NO			
2	Principal Building & Lot Requirements								
a	Front Yard Setback - Gull Road (East)	10' min.	17'-5" at house 17.42', 15'-9" (15.75') at front bay	10'-1-1/4" (10.1') at second floor porch edge		NO	Front yard setback based on street, per Schedule B.		
b	Side Yard Setback (North)	Proposed lot 6' min, 13' total min.	4'-2" (4.17')	6'-4-1/2" (6.54')		NO	Existing non-conformity REMOVED. Per schedule C, based on Average Lot Width. See note 14 and lot width chart.		
c	Side Yard Setback (South)	See note above	5'-0" at bay, 9'-10" (9.83') at house	7'-7-1/8" (7.8')		NO	See note above.		
d	Total Side Yards	See note above	12'-2" (12.17') total at bays, 14'-0" total at house	14'-1-5/8" (14.14')		NO	See note above.		
e	Rear Yard Setback (West)	25% of each side property line - see 1/A-1.0	41'-3" (41.25')	47'-2-5/8" (47.22')		NO			
f	Maximum Building Height	Existing lot 31' pitched / 25' flat from Z.F.E. Proposed lot 30' pitched / 25' flat from Z.F.E.	28'-10" (28.33') from ZFE	32'-8-1/4" (32.69') from ZFE		YES	Measured from ZFE (see note 12 below). Max. allowable heights per Schedule D, based on Average Lot Width. See note 13 and lot width chart. 31.0' requested if measured from top of first floor.		
g	Minimum Floor Area	900 sf	1,944 sf	1,483.7 sf		NO			
h	Maximum Building Coverage	35% Existing lot 2,326.9 sf max, Proposed lot 2,416.1 sf max.	See chart.	See chart.		NO	Existing non-conformity REMOVED.		
i	Maximum Impervious Coverage	60% Existing lot 3,989.1 sf max, Proposed lot 4,141.8 sf max.	See chart.	See chart.		NO	Existing non-conformity REMOVED.		
j	Floor Area Ratio	70% Existing lot 4,653.9 sf max, Proposed lot 4,832.1 sf max.	See chart.	See chart.		NO	See Note 6 and chart.		
k	Habitable Floors	2.4	See chart.	See chart.		YES	See Chart.		
l	Architectural Projection	15% max. of 98'-8" side property line + 14'-0" max.	17' Total (2 bays)	N/A		NO	Existing non-conformity REMOVED.		
m	Maximum Allowable Eave Height	19'-0" max. above first floor	19'-4"	18'-11-1/8" (18.93')		NO			
n	Low Slope Roof Area over the half story	0% max. of total roof area. 10% of 2,059.7 sf = 205.97 sf max.	0% (Existing home does not have any low roof slope area)	0 sf		NO			
o	Crawl Space Slab location	Top of slab must be above adjacent grade	Non-conforming, exist. house has a basement below grade	Top of proposed crawl space slab will be above adjacent grade		NO	Existing non-conformity REMOVED.		
p	Min. First Floor Elevation	3'-0" above B.F.E. (Elevation +13.0')	Non-conforming, Elev. +10.98'	Elev. +13.0'		NO	Existing non-conformity REMOVED.		
3	Parking and Access								
a	Off-Street Parking	3 min. +	5 (1 garaged, 4 surface)	3 (1 garaged, 2 surface)		NO	See Note 1 below.		
b	Curb Cut Dimensions	12' min., 20' max.	10'-0"	ETB		NO	See site plan for dimensions		
c	Parking Buffer	1' to prop. line or structure	Meets or exceeds requirement	Meets or exceeds requirement		NO	See site plan and first floor plan for dimensions		
4	Detached Garage Requirements								
a	Front Yard Setback	18'-0" min.	75'-0"	94'-8-5/8" (94.72')		NO			
b	Side Yard Setback	1'-0" min.	0'-0"	2'-1-1/2" (2.13')		NO	Existing non-conformity REMOVED.		
c	Rear Yard Setback	2'-0" min. on non-alley lots, 4'-0" min. on alley lots	4'-0"	2'-1-1/2" (2.13')		NO			
d	Setback to Principal Structure	8'-0" min.	3'-0"	23'-1-5/8" (23.14')		NO	Existing non-conformity REMOVED.		
e	Max. Allow. Size of an Accessory Building	500 sf	368 sf	286 sf		NO	See Note 8, below.		
f	Max. Height	Single bay: 15' max, 2 bay: 18' max.	+/- 14'-4" (14.33')	13'-6" (13.5')		NO	Measured from grade adjacent to garage		
g	Min. Exterior Dimensions (single bay)	10'-0" x 20'-0"	18'-2" x 20'-4" (18.17x20.33')	13' x 22'		NO			
h	Permitted Uses	Parking, with storage	Used as Living area	Parking, with storage		Existing non-conformity REMOVED			
5	Accessory Structures								
a	Outdoor Shower Side Yard Setbacks	Same as Principal Building		15'-1" and 18'-4"		NO			
b	Outdoor Shower Rear Yard Setback	Same as Principal Building		14'-8"		YES			
c	Crawl Space Min. Slab Height	Must be above adj. grade	Exist. Basement below grade	2" min. abv. adj. grade		NO	Existing non-conformity removed.		
d	HVAC Equipment Platform	Allowable Rear yard Encroachment	In rear yard, on roof.	In rear yard, adjacent to new garage		NO			
6	Pool Requirements								
a	Side Yard Setback	6'-0" min.	N/A	7'-0"		NO			
b	Rear Yard Setback	6'-0" min.	N/A	7'-0"		NO			
c	Front Yard Setback	6'-0" min.	N/A	8'-0-4-5/8"		NO			
d	Setback to Principal Structure or Bulkhead	4'-0" min.	N/A	6'-0-5/8" steps 10'-2-5/8" bldg.		NO			
e	Pool Equipment Setbacks	6'-0" min. rear and side	N/A	Equipment inside garage		NO	Equipment suspended above D.F.E.		

Notes:
Note 1: Where a front porch designed in compliance with Section 25-300.16.1 d. of this Ordinance is provided, up to two percent (2%) of the lot area may be excluded from the calculation of building coverage for said front porch.
Note 2: Steps and landings providing access to the lowest floor only, shall be permitted to extend a distance not to exceed thirty percent (30%) of the required rear yard setback.
Note 3: Building Coverage (as applied to all single-family detached dwelling units in the Gardens R-1 Neighborhood Zones) shall mean the percentage of a lot covered by all accessory and principal buildings, but excluding decks at the same and below the elevation of the first finished floor in the rear yard of waterfront lots, calculated as follows: Building Coverage = Building Area (plus the area of all decks at the same and below the elevation of the first finished floor for nonwaterfront lots) divided by Lot Area. Where a porch as defined herein, and in compliance with subsection 25-300.16.1 d. is provided, up to two percent (2%) of the lot area may be excluded from building coverage for said porch.
Note 4: 25-300.16.1 d. Porches. 1. Where a porch is permitted closer to the front lot line than the enclosed portion of the building (such as in the Corinthian Zones), the porch shall be completely open (except for screens) on the front and both sides. 2. On the front building wall, and on corner lots the front and side building walls adjoining a porch, architectural features and projections shall not extend more than eighteen inches (18") from said walls. 3. Porch roofs shall have a minimum 2 in 12 pitch. 4. Front porches shall be a minimum eight feet (8') in depth, except on the secondary frontage (street-facing side yard) of corner lots less than fifty feet (50') in width, the minimum required porch depth is four feet (4'). 5. Front porches shall have steps that connect to the street level on all lots.
Note 5: Detached accessory structures such as garages and sheds, and nonhabitable building area are not included in the calculation of floor area ratio.
Note 6: 25.300.1 a.2.k: Rear Yard Encroachments: Air conditioners, heat pumps and natural gas fueled generators, located in the rear yard or on the roof only.
Note 7: 25.107 - Definition of an Accessory Structure: Any building with a floor area of five hundred (500) square feet or more or a building containing living space shall not be considered an accessory building.
Note 8: 25-300.1 a.1.a: Front Yard Encroachments: Steps and landings, or terraced walkways providing access only to the lowest floor, shall be permitted to extend to within six inches (6") of the front property line or right-of-way, but shall not extend past the nearest edge of the existing sidewalk or sidewalk line established for the subject block. A terraced walkway shall: (1) Be constructed of brick, stone or other maintenance-free material. Concrete and unadorned concrete block is not permitted.
Note 9: (2) Have not more than two (2) risers between landings. (3) Provide landings extending at least three feet (3') in the direction of travel.
Note 10: 25.300.1: Flagpoles are permitted encroachments in front and rear yards only.
Note 11: From Gardens 60/6000: Where a front porch designed in compliance with Section 25-300.16.1 d. of this Ordinance is provided, up to two percent (2%) of the lot area may be excluded from the calculation of building coverage for said front porch.
Note 12: Avg. Grade is +8.31'. As BFE (+10.0') is less than 2'-0" above avg. grade, so ZFE is set at 3'-0" above grade (+11.31'). HOWEVER, all new construction is required place all wood framing above DFE (+12.0'). In order to comply with the DFE requirement, and not lose buildable height, the proposed ridge is set 31'-0" from the first floor.
Note 13: Average lot width for proposed lot is less than existing lot, due to subdivision - see chart. New lot: Per Schedule D, For lots 55' and less in width: Building heights are 30' pitched and 25' flat. Former lot: For Lots 55.1' - 60' in width: Building heights are 31' pitched and 25' flat. All building heights are measured from ZFE.
Note 14: Average lot width for proposed lot is less than existing lot, due to subdivision - see chart. New lot: Per Schedule C, for lots 50.0' to 54.9' wide, min. side yard is 6'-0", min. total side yards is 13'-0". Former lot: For lots 55.0' to 59.9' wide, min. side yard is 6'-0", min. total side yards is 15'-0".

AVG. PROPOSED GRADE AT 210 GULL RD.	
Front North Corner	7.85
Front South Corner	7.750
Rear North Corner	8.71
Rear South Corner	8.930
Average Proposed Grade	8.31

ELEVATIONS FROM THE FOUR CORNERS OF THE PROPOSED BUILDING



PLANT LIST		
PLANT NAME	LOCATION	KEY
ENDLESS SUMMER®	FRONT AND SIDE YARD BEDS	P1
HYDRANGEA	STREET TREE - SINGLE TRUNK, TREE FORM ONLY	P2
CRAPENRYLE (LAGERSTROEMIA)	PROPERTY LINES - MAX. PERMITTED HEIGHT 3.0'	P3
SUNSHINE DWARF LIGUSTRUM (PRIVET)		

NOTE: MATURE HEIGHT OF SHRUBS HEIGHT PROPERTY LINE MAY NOT EXCEED 36" HEIGHT.

LINE OF EXISTING HOUSE TO BE DEMOLISHED - SEE EXISTING CONDITIONS PLAN PREPARED BY PAUL KOELLING AND ASSOCIATES, LLC FOR EXISTING DIMENSIONS TO PROPERTY LINE

NOTE: ALL AREAS NOT TO BE IMPROVED TO RECEIVE 6" TOPSOIL AND SEED OR SOD WITH IRRIGATION

NOTE: REPAIR AND/OR REPLACE EXISTING SIDEWALK AND CONC. CURB PER CONJ. STANDARDS. SEE DETAIL 1/V-1.1

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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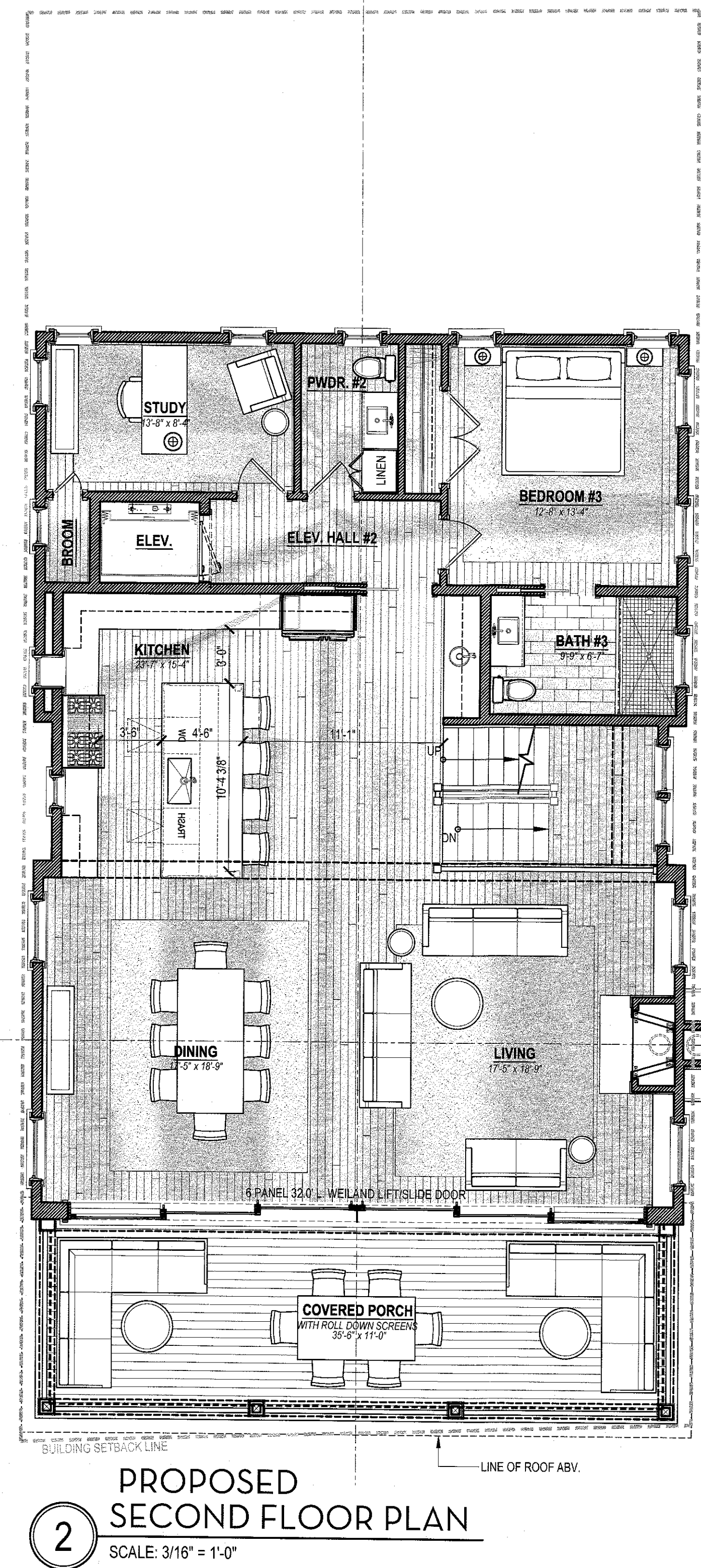
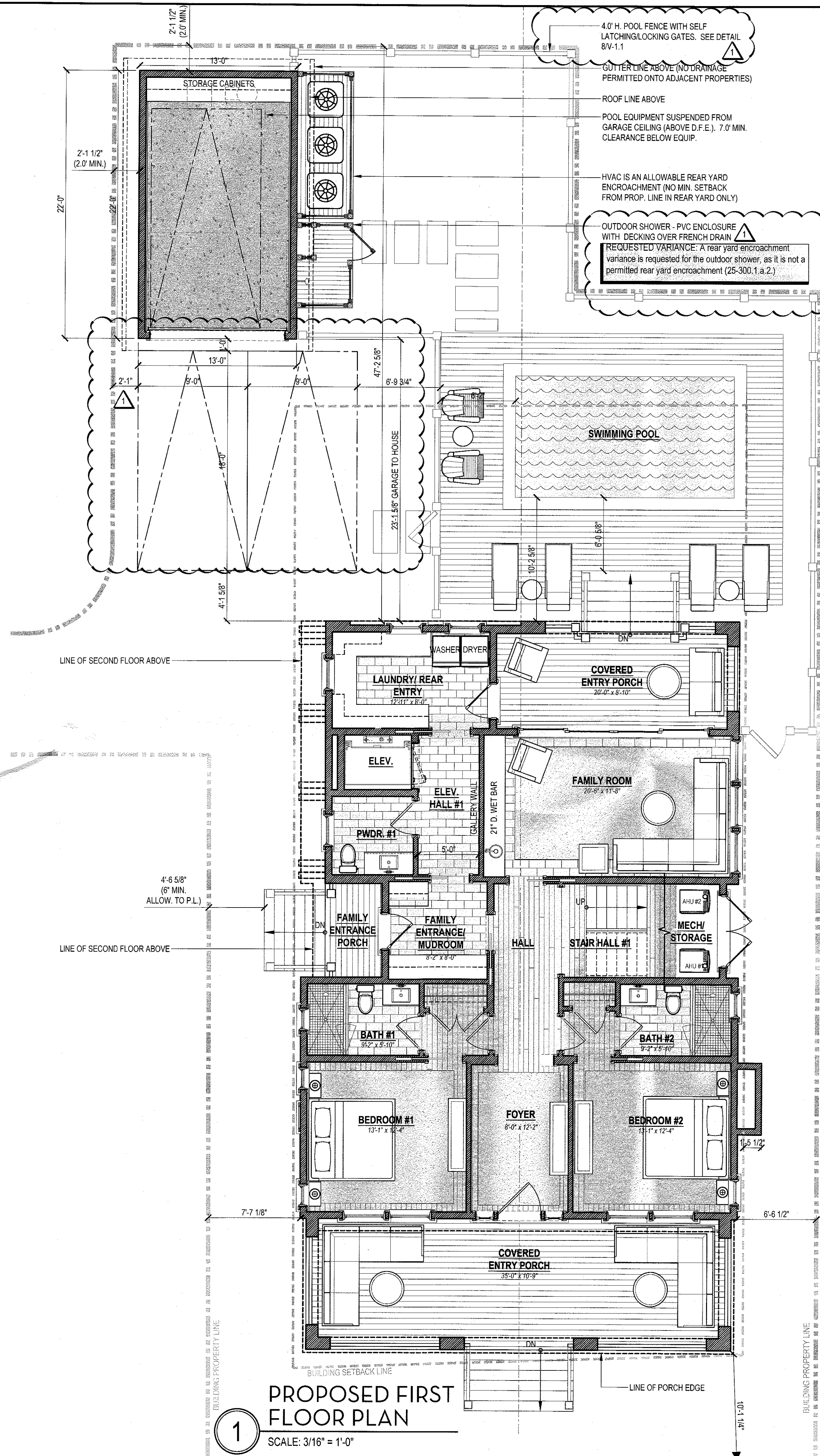
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A NEW RESIDENCE FOR
BUCK CUSTOM HOMES
210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226
Sheet Title:
PROPOSED SITE PLAN AND ZONING INFORMATION
VARIANCE APPLICATION

Issue Date:
MAY 6TH, 2025
Drawn By:
RF
Revision Date(s):
JULY 22, 2025 REPORT REVISIONS
JULY 24, 2025 GARAGE REMOVED
AUGUST 12, 2025 SUBDIV. REVISION

Issue Date:
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Project: A NEW RESIDENCE FOR
BUCK CUSTOM HOMES
210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226
Sheet Title:

PROPOSED FLOOR PLANS

VARIANCE APPLICATION

MARK ASHER
NJ REG 11774
PA DEC 013772B

Issue Date: **MAY 6TH, 2025**

Drawn By: **RF**

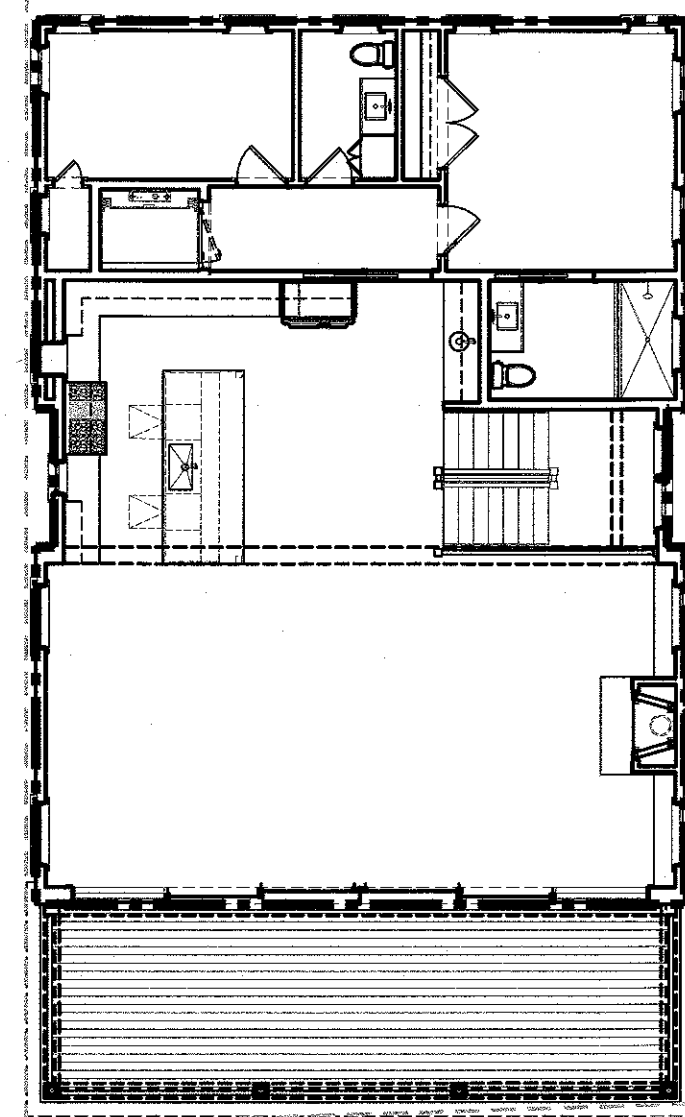
Revision Date(s):

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	JULY 24, 2025	GARAGE REVISED
	AUGUST 12, 2025	SUBDIV. REVISED

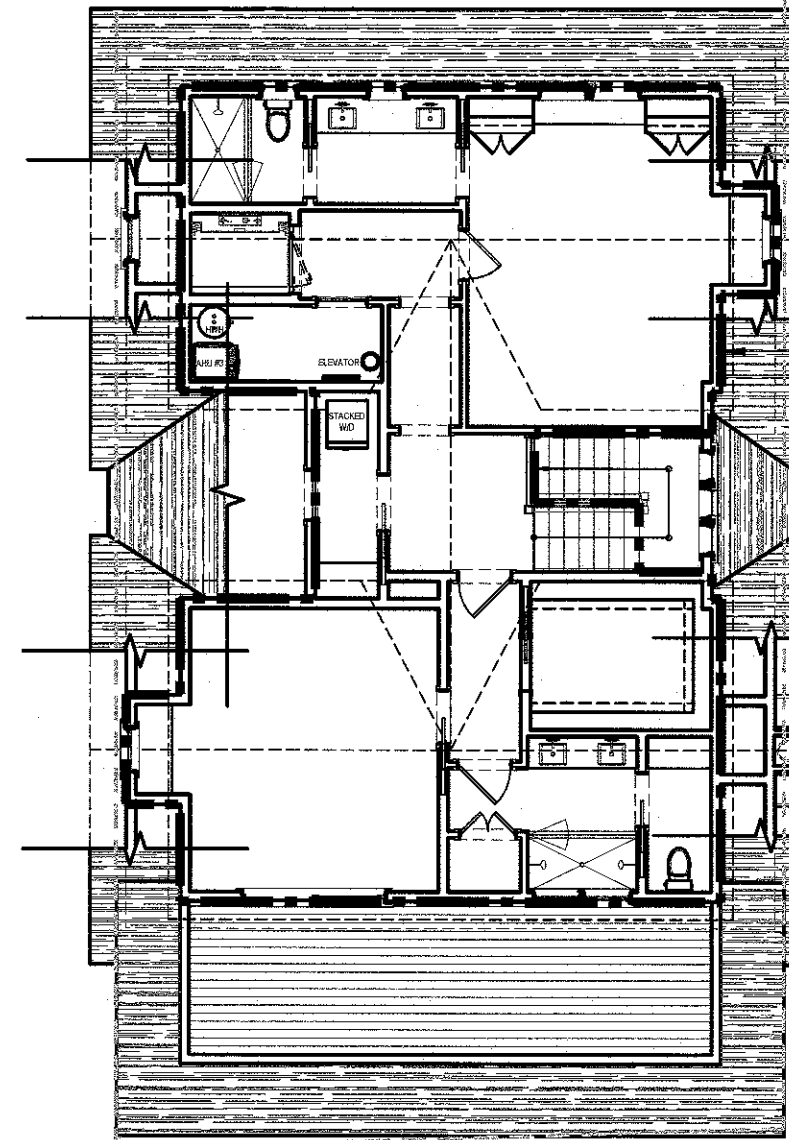
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Sheet No.:

V-2.0



DASHED LINE
INDICATES
EXTENTS OF
SECOND FLOOR
AREA USED IN
HALF STORY
CALCULATION



DASHED LINE
INDICATES
EXTENTS OF
PROPOSED HALF
STORY AREA

REQUESTED VARIANCE:
Per 25-204.15.5 Bulk Requirements, in the
Gardens 60/6000 Zone, the maximum
allowable total number of stories for non-alley
lots is 2.4 stories. Therefore the maximum
allowable half story area is .4 of the floor
below. The proposed half story area is .71 of
the floor below.

HALF STORY CALCULATION		
	Existing	Proposed
Area of Second Floor	1513.00	1751.70
Max. Allowable Half Story (.4 of Second Floor)	605.20	700.68
Area of Half Story	580.00	1248.60
Half Story Percentage (.4 max. allow.)	0.38	0.71

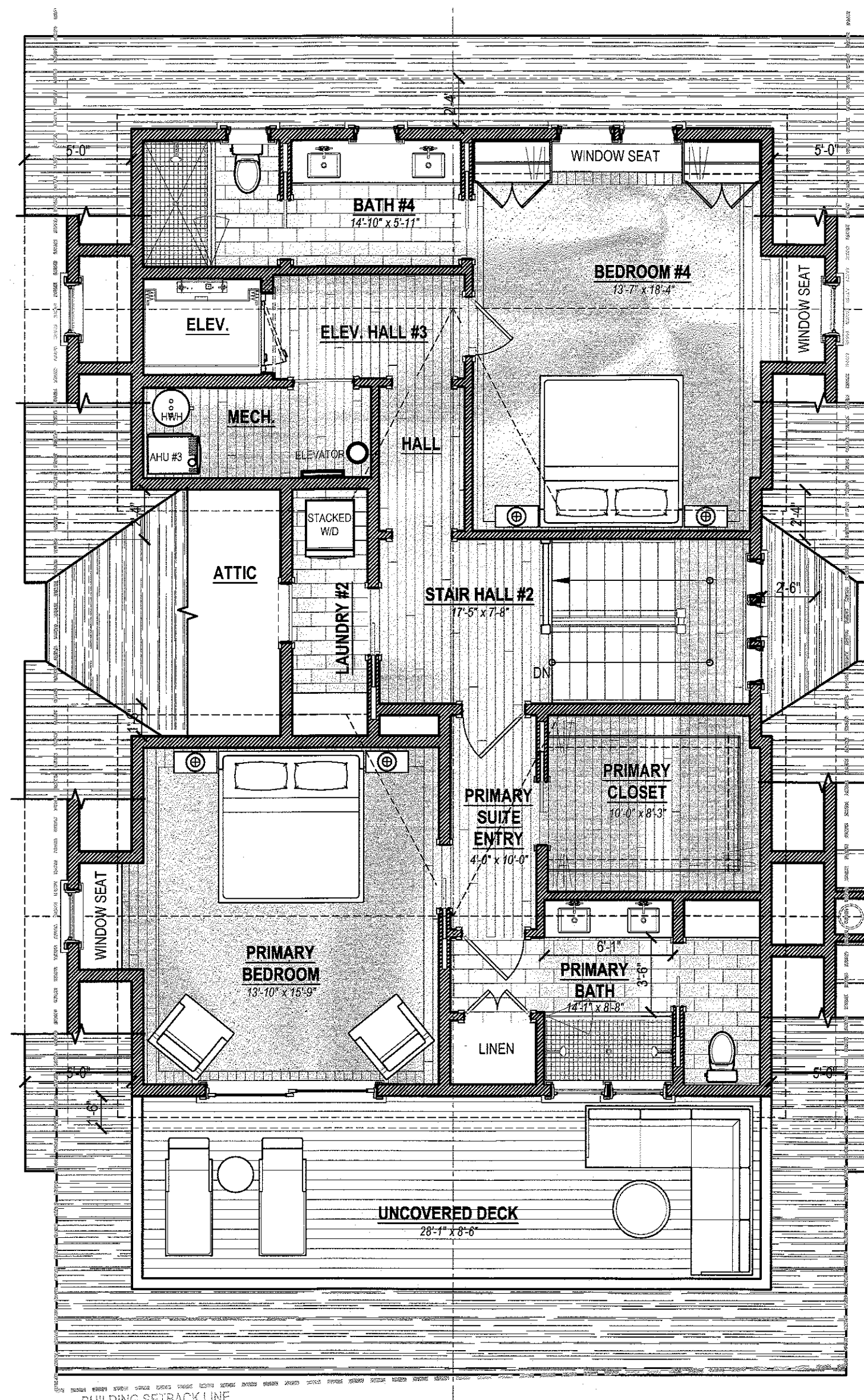
GREEN SHADING INDICATES EXISTING
NON-CONFORMITIES TO BE REMOVED
YELLOW SHADING INDICATES
PROPOSED VARIANCES

PROPOSED SECOND FLOOR

PROPOSED HALF STORY

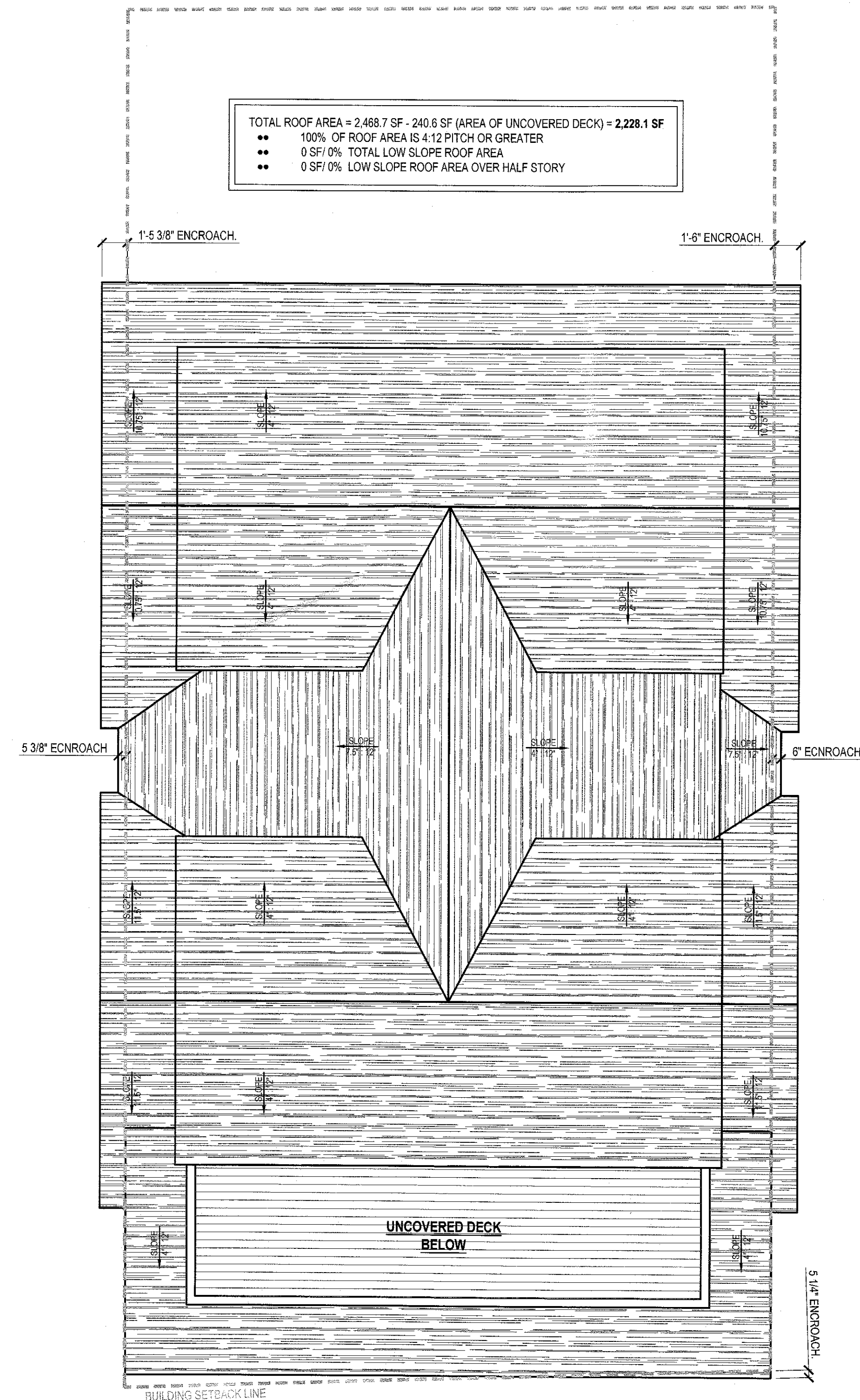
1 PROPOSED HALF STORY DIAGRAMS

SCALE: 3/32" = 1'-0"



2 PROPOSED HALF STORY PLAN

SCALE: 3/16" = 1'-0"



3 PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

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210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226

Sheet Title:

PROPOSED FLOOR PLANS

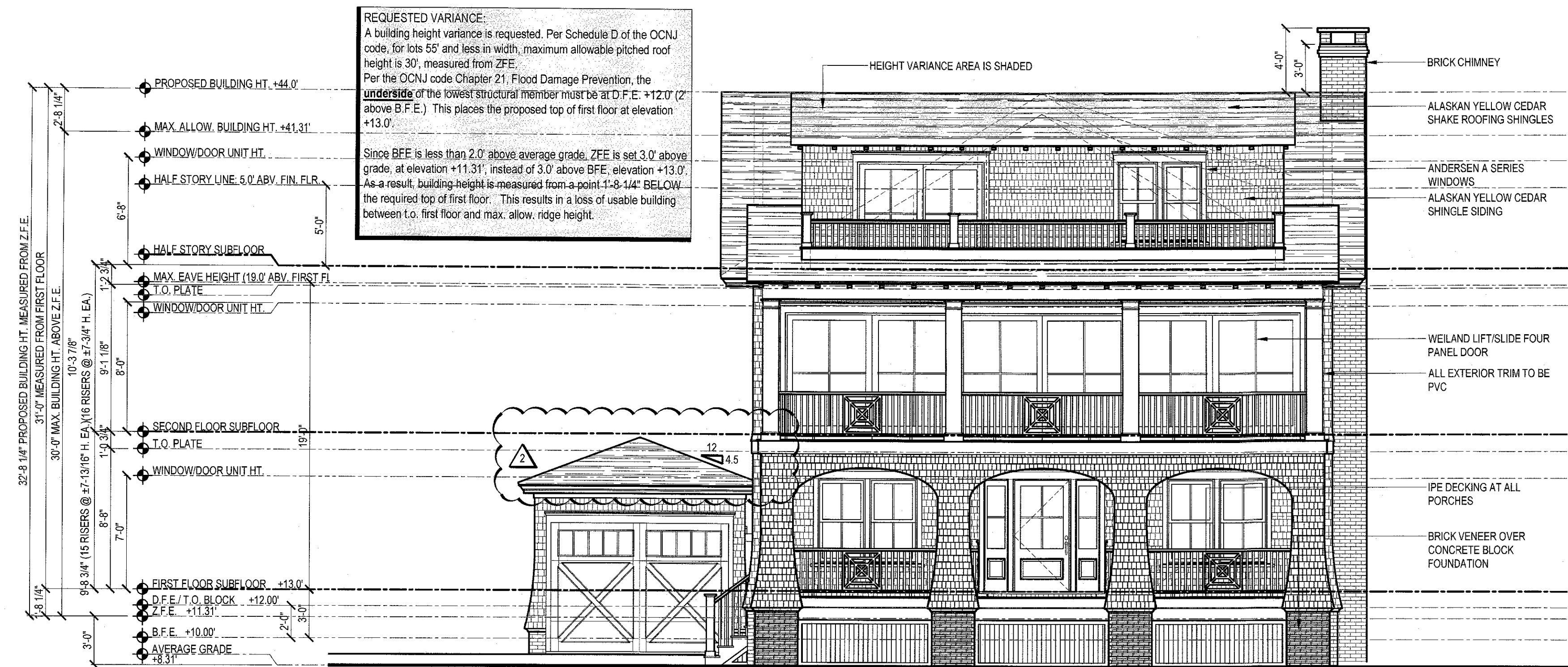
VARIANCE APPLICATION

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RF
Revision Date(s):
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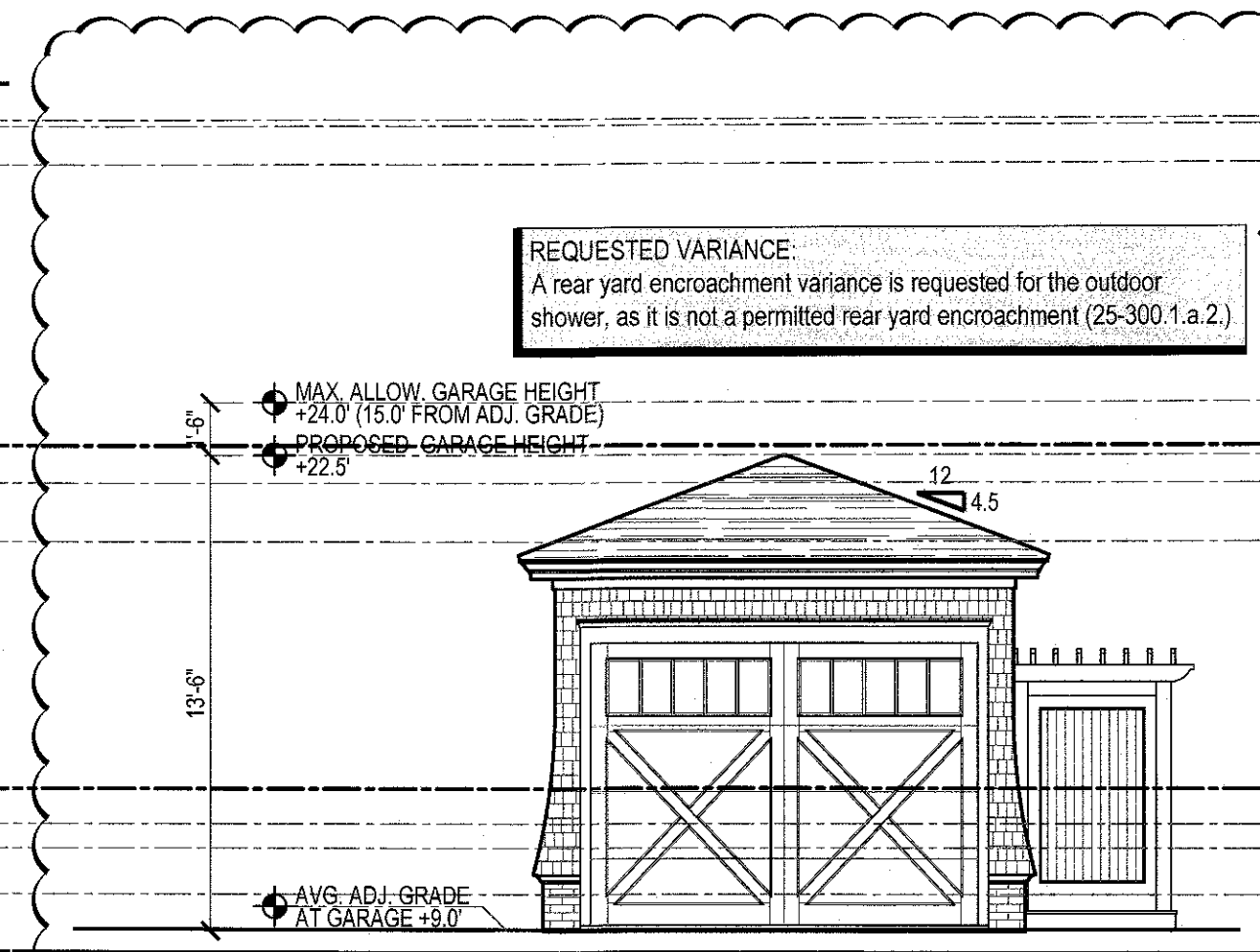
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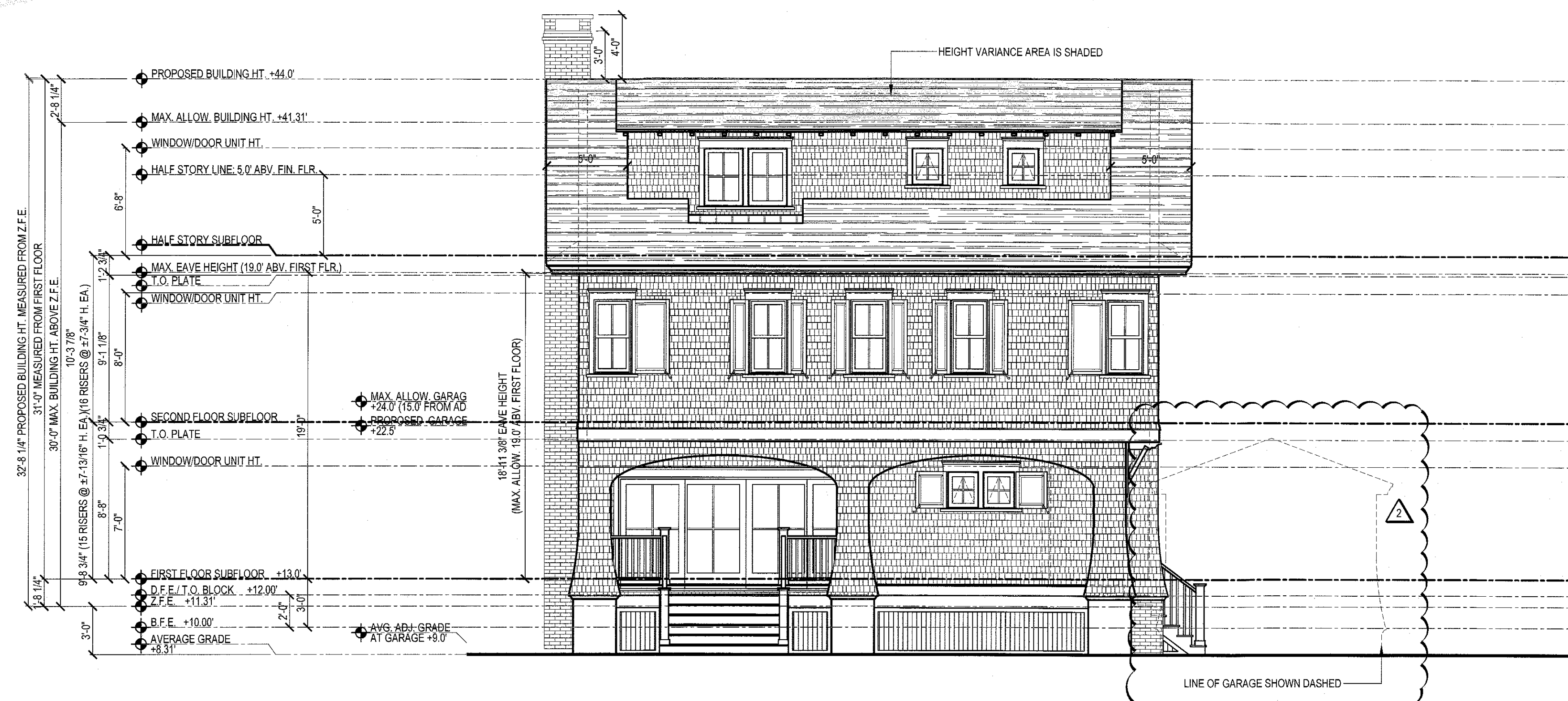
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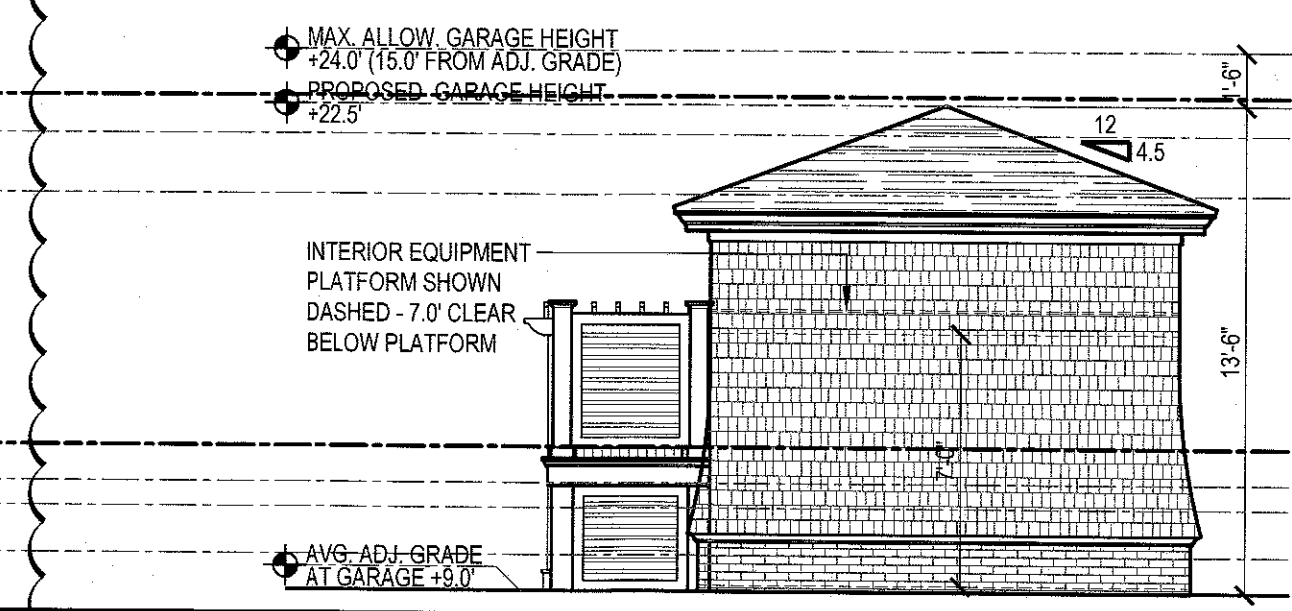
1 FRONT/ GULL ROAD ELEVATION (EAST)
SCALE: 3/16"= 1'-0"



2 FRONT GARAGE ELEVATION (EAST)
SCALE: 3/16"= 1'-0"



3 REAR ELEVATION (WEST)
SCALE: 3/16"= 1'-0"



4 REAR GARAGE ELEVATION (WEST)
SCALE: 3/16"= 1'-0"

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BUCK CUSTOM HOMES
210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226
Sheet Title: PROPOSED ELEVATIONS

Issue Date: MAY 6TH, 2025
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Sheet Title:

VARIANCE APPLICATION

MARK ASHER
NJ REG 11774
PA REG Q13772B

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1 FRONT AND SIDE RENDERING - LOOKING NORTHWEST
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210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226

Sheet Title:

RENDERING

VARIANCE APPLICATION

Mark Asher
MARK ASHER
NJ REG 31774
PA REG 037728

Issue Date: MAY 6TH, 2025
Drawn By: RF
Revision Date(s):
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△ AUGUST 12, 2025 SURVEY REVISED

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1 FRONT AND SIDE RENDERING - LOOKING SOUTHWEST
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210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226

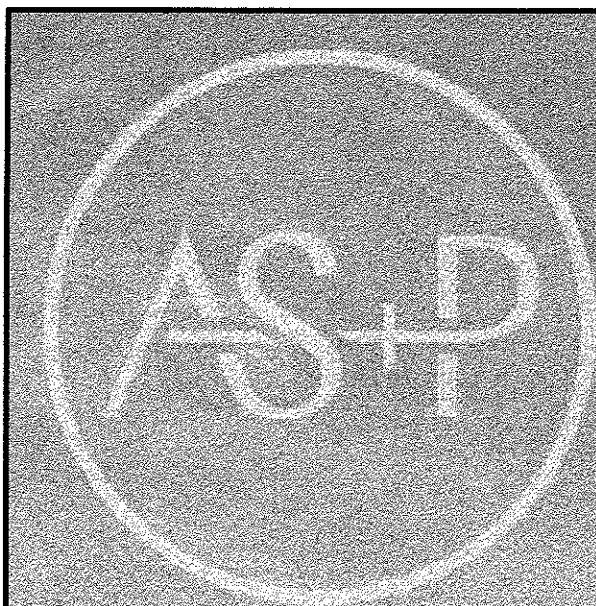
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VARIANCE APPLICATION

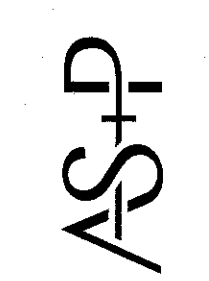
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Sheet Title:

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1 REAR RENDERING - LOOKING EAST
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1

SIDE RENDERING - LOOKING NORTH

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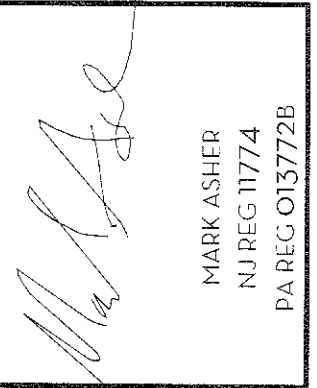
A NEW RESIDENCE FOR
BUCK CUSTOM HOMES
210 GULL ROAD - CITY OF OCEAN CITY, NJ 08226

Project:

Sheet Title:

RENDERING

VARIANCE APPLICATION


MARK ASHER
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