

February 12, 2026

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

Re: **Proposed Minor Subdivision
Nemar 2 LLC & Samia Development Inc
3128 Asbury Ave
Block 3103, Lot 22
City of Ocean City, Cape May County, NJ
PBA 26-001 (Our File No. OC16-231)**

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, LLC, signed by Paul M. Koelling, PLS, dated 01/23/26
2. Transmittal to Jamie Felker from Avery Teitler, dated 01/30/26
3. City of Ocean City Development Application
4. City of Ocean City Administrative Completeness Checklist
5. Certified list of property owners within 200', dated 01/21/26
6. Certificate of Title as prepared by Avery Teitler dated 01/30/26
7. Confirmation of Paid Taxes dated 01/20/26
8. Confirmation of proposed lot numbers

Description:

The applicant proposes to subdivide Block 3103, Lot 22 (3128 Asbury Ave) into two equal lots. Each new lot will be 30' x 100'. Lot 22 currently contains a multi-use building, garage, shed, raised patio and outdoor shower; all of which are to be demolished. No construction is proposed at this time.

This parcel is located within the Residential - 2 Family (R-2-30) Zone.

II. Completeness:

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

- a. 3. "All topographical data on-site and within twenty five feet (25') of the site. Contours shall be shown at one foot (1') intervals throughout." *A waiver has been requested.*
- e. "Sewerage Service Availability." *A waiver has been requested. Required as a condition of any approval.*

The application is complete 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 Residential – Two Family 30 Zone as shown on the current Ocean City zoning map. The purpose of the Residential – Two Family Zone is to provide for single and two-family dwellings.

Residential R-2-30 Zone

	Required	Existing	Proposed	Variance Required
<u>Min. Lot Area</u>		6,000 SF		
Lot 22.01	3,000 SF		3,000 SF	No
Lot 22.02	3,000 SF		3,000 SF	No
<u>Min. Lot Width</u>		60 FT		
Lot 22.01	30 FT		30 FT	No
Lot 22.02	30 FT		30 FT	No
<u>Min. Lot Frontage</u>		60 FT		
Lot 22.01	30 FT		30 FT	No
Lot 22.02	30 FT		30 FT	No
<u>Min. Lot Depth</u>		100 FT		
Lot 22.01	100 FT		100 FT	No
Lot 22.02	100 FT		100 FT	No

IV. Technical Comments:

1. The subdivision as proposed appears to meet the minimum standards of the R-2-30 zoning district.
2. The current submission is for the division of the parcel into two(2) conforming 3000 sf lots . No improvements are proposed.
3. This submission is strictly for the division of the land. Proposed architectural plans and grading plans have not been submitted to the Planning Board. Therefore, review and approval by the City Engineer for proposed grading and drainage is deferred until the time of submission to the city for a concrete and building permit.
4. The curb and sidewalk along Asbury Avenue shall be removed and replaced in accordance with City Standards. Details of the proposed curb and sidewalk shall be depicted on the grading plans when submitted. All concrete work shall conform with Sections 17-2 and 25-1711.28.
5. Parking for all future development shall meet the RSIS requirements.
6. As alley access is available, vehicular access from Asbury Avenue shall be prohibited for future development.
7. Review of landscaping and street trees is deferred to the Planning Board Planner.

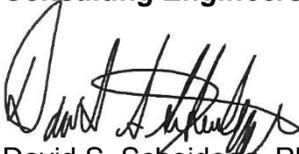
8. As a condition of any approval, the applicant shall submit letters to the City from the water and sewer utility company indicating availability/adequacy of services.
9. The applicant shall provide an Engineer's cost estimate for the calculation of performance and maintenance guarantees and inspection escrows as required by the City Code.
10. 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)
Avery Teitler, Clients Attorney (via e-mail)
Paul Koelling, PLS (via e-mail)
Nemar 2, LLC & Samia Development, Inc, 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: February 16, 2026

Zone: R-2-30 Zone

RE: **PBA 26-001, Nemar 2 LLC, & Samia Development, Inc.**
Owner: Threes Company, LLC
Block 3103, Lot 22, 3128 Asbury Avenue
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.

- Transmittal to Jaime Felker from Avery Teitler, January 30, 2026
- City of Ocean City Development Application and Checklists, January 28, 2026
- Confirmation of Paid Taxes, January 20, 2026
- Certificate of title, Avery Teitler, January 30, 2023
- Minor Subdivision Plan, Paul Koelling, January 23, 2026

PBA 26-001, Nemar 2 LLC, & Samia Development, Inc.

Owner: Threes Company, LLC

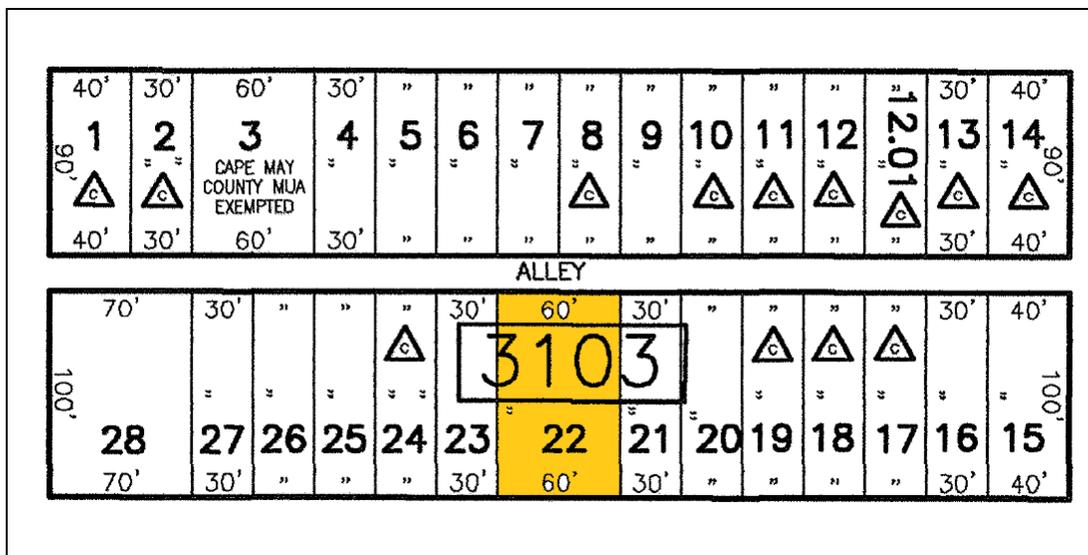
Block 3103, Lot 22, 3128 Asbury Avenue

- Tax Assessor's confirmation, January 27, 2026
- Ocean City Police report, February 6, 2026
- Ocean City Zoning Officer's report, February 12, 2026

Development Proposal.

Applicant requests minor subdivision approval to subdivide Block 3103, Lot 22 into two new lots. All existing structures and improvements are to be removed. No improvements or new development are proposed.

Tax Map (p/o Sheet 28)



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.

c. Detailed Information.

Waiver

PBA 26-001, Nemar 2 LLC, & Samia Development, Inc.

Owner: Threes Company, LLC

Block 3103, Lot 22, 3128 Asbury Avenue

5. Names and addresses of owner and subdivider so designated.

e. Sewerage Service Availability

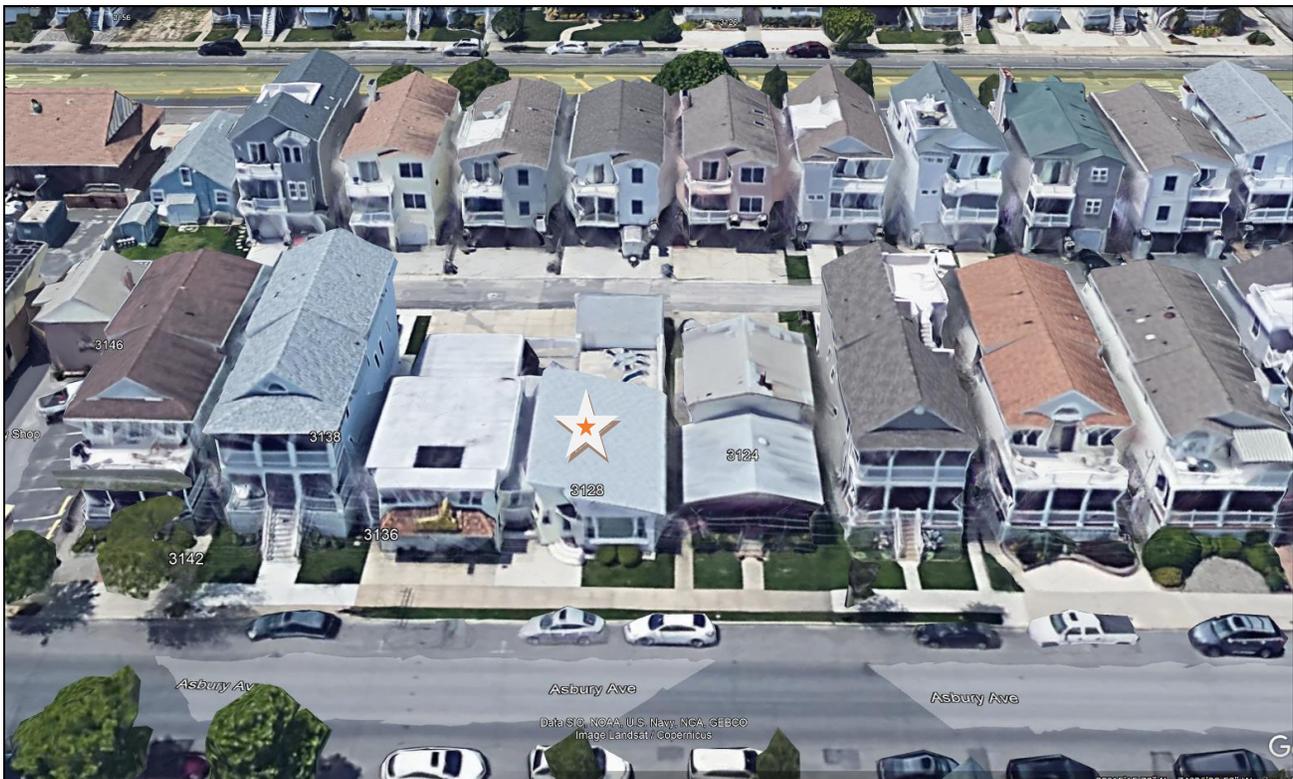
Waiver

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

Zoning Conformance - (R-2-30 Zone).

Zone Standard	Zoning Requirement	Existing Condition	Proposed Condition		Variance Required
			Lot 22.01	Lot 22.02	
Minimum Lot Area	3,000 SF	3,000 SF	3,000 SF	3,000 SF	No
Minimum Lot Width	40 FT	60 FT	30 FT	30 FT	No
Minimum Lot Frontage	40 FT	60 FT	30 FT	30 FT	No
Minimum Lot Depth	100 FT	100 FT	100 FT	100 FT	No

Google Aerial



PBA 26-001, Nemar 2 LLC, & Samia Development, Inc.

Owner: Threes Company, LLC

Block 3103, Lot 22, 3128 Asbury Avenue

Review Comments.

1. As indicated in the above zoning chart, both new lots conform to the R-2-30 zone minimum bulk requirements.
2. Note 9 on the plan indicates street trees, curb and sidewalk is to be provided as required by the City Code.
3. Vehicular access to both new lots shall be via the alley.
4. Off-street parking for each new dwelling shall be as required by the RSIS.
5. Prior to recording, the plan shall be revised to address the following:
 - a. Maximum Habitable Stories is 2.
 - b. FAR does not apply, and shall be removed.
 - c. Maximum permitted building coverage is 30%, or 40% if the development is designed in compliance with Section 25-204.27.
 - d. Maximum permitted impervious coverage is 60%, or 70% if the development is designed in compliance with Section 25-204.27.
 - e. Note 1 – According to the application, the owner is “Threes Company, LLC.
 - f. Note 2 – Tax Map sheet 28.
6. Review and comment regarding stormwater, grading, drainage, and utilities are deferred to the Planning Board Engineer.

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.

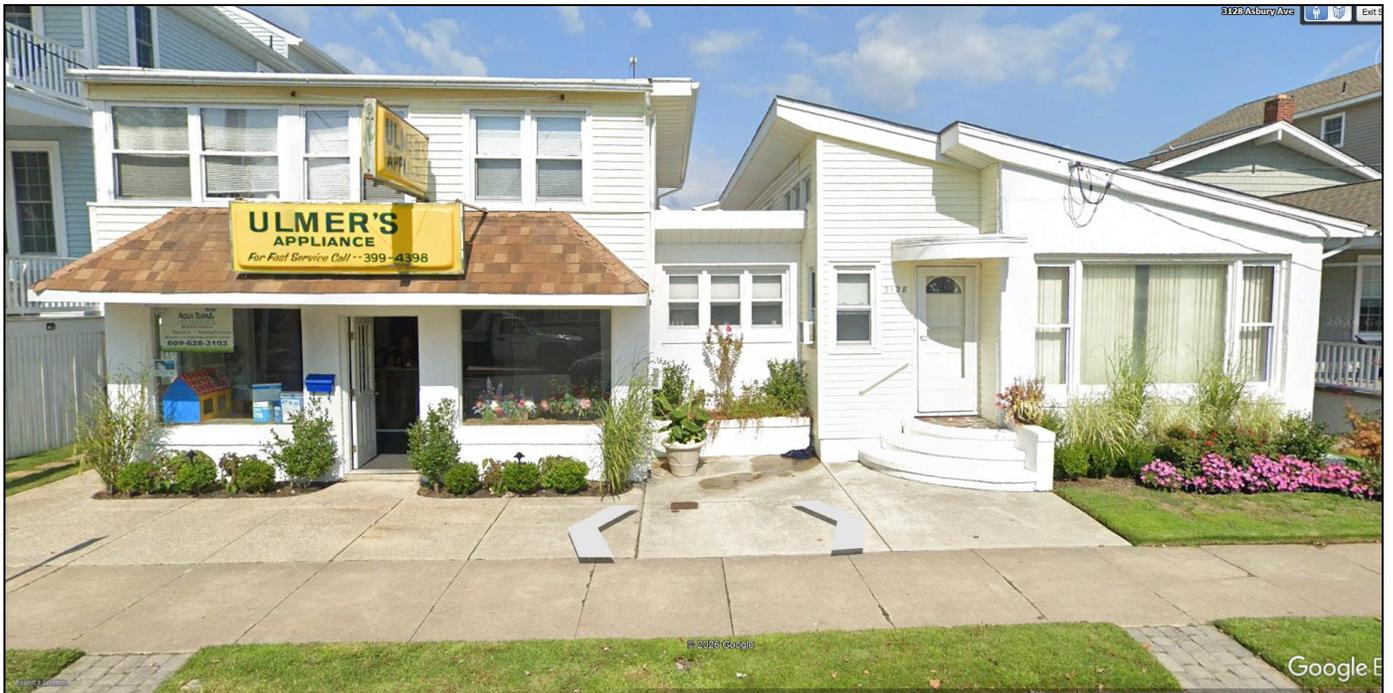
PBA 26-001, Nemar 2 LLC, & Samia Development, Inc.

Owner: Threes Company, LLC

Block 3103, Lot 22, 3128 Asbury Avenue

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
Richard Carlucci
David Scheidegg
Avery Teitler
Paul Koelling
Nemar 2, LLC & Samia Development, Inc.

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

January 30, 2026

VIA HAND DELIVERY

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

RE: 3128 Asbury Avenue
Lot: 22, Block: 3103

Dear Mrs. Felker:

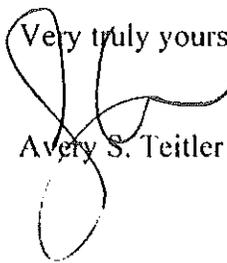
I herewith enclose the Application of NEMAR 2, L.L.C and Samia Development, Inc., contract purchasers of the above Property, for minor subdivision approval. Specifically, the Applicants request subdivision approval to create two (2) new 30 foot by 100-foot lots on the existing 6,000 square foot parcel. No variances are requested or required for this Application. No DEP Wetlands or CAFRA approval is required for this Application.

Enclosed please find a check in the amount of \$1,100.00 for the Application and escrow fees. Also enclosed are six (6) copies of the Application with six (6) copies of the Minor Subdivision Plan prepared by Koelling & Associates, L.L.C, 200-foot list, Certificate of Title, lot designation email and confirmation of paid taxes.

Please note that the Applicant seeks a waiver for providing grade and contours. The grade of the Property is minimal, and contours will not accurately depict the flow of stormwater. Finally the Applicant seeks waiver relief from provide a photograph of the site and requests that service availability letters be a condition of approval.

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.

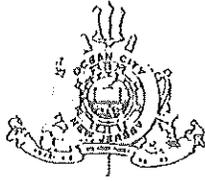
Very truly yours,


Avery S. Teitler

cc: Applicants (via email only)
Paul Koelling (via email only)

enclosures

JAN 30 2 26 PM 12:26
RECEIVED PLANNING



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 NEMAR 2, LLC & SAMIA DEVELOPMENT, INC.

Applicant's Mailing Address 220 CRESCENT ROAD, OCEAN CITY, NJ 08226

*Applicant's E mail Address _____

Phone Number (Home) _____ (Work) _____

Owner's Name THREES COMPANY, LLC

Owner's Mailing Address 3128 ASBURY AVENUE, OCEAN CITY, NJ 08226

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

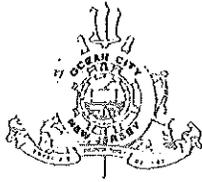
Location of Premises 3128 ASBURY AVENUE
 (Street address)

Block(s) 3103 Lot(s) 22 Zone R-2-30
 (Tax Map reference)

B. Description the application: BY RIGHT MINOR SUBDIVISION APPROVAL TO CREATE TWO (2) NEW FULLY CONFORMING LOTS

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Appeal | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> "C" Variance | <input type="checkbox"/> "D" Use Variance | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Site Plan Major Preliminary | <input type="checkbox"/> Site Plan Major Final | <input checked="" type="checkbox"/> Subdivision Minor |
| <input type="checkbox"/> Subdivision Major Preliminary | <input type="checkbox"/> Subdivision Major Final | <input type="checkbox"/> Site Plan Minor |



D. Request is hereby made for permission to (erect, alter, convert, use) CREATE TWO (2) FULLY CONFORMING LOTS ON THE SUBDIVIDED PROPERTY

1) Said property is: 60 FEET BY 100 FEET
 (Give dimensions and area)
 and has the following structures: MIXED USE BUILDING

2) Size and setbacks of existing building: N/A

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

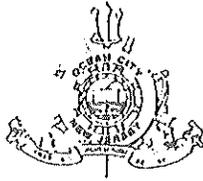
3) Size and setbacks of proposed building and/or addition: N/A

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"



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:
- a. Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance. N A
 - b. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. 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: MIXED USE BUILDING

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 1 & 2

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

Existing and proposed gross floor area: UNKNOWN

Existing and proposed parking spaces: 0 & CONFORMING

Existing and proposed number of lots: 1 & 2

Portion of lot being subdivided: TWO NEWLY CREATED LOTS

Purpose for which lots will be utilized: SINGLE FAMILY DWELLINGS

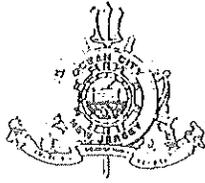
Facilities for solid waste and recyclables: YES

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: PAUL KOELLING, 2161 SHORE ROAD, LINWOOD, NJ 08221, 609-927-0279

- 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. CHRISTOPHER MONIHAN 100% NEMAR 2, LLC APPLICANT SAME ADDRESS. DANIEL SAMIA 100% SAMIA DEVELOPMENT, 250 BAY ROAD, OCEAN CITY, NJ 08226

(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. 88-13, (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.

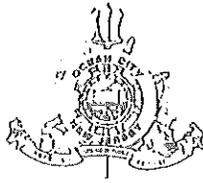
Please Print Clearly

CHRISTOPHER MONIHAN _____ (Daytime Phone) _____
 (Name)

220 CRESCENT ROAD, OCEAN CITY, NJ 08226 _____
 (Billing Address)

[Signature] _____ 1/30/22 _____
 (Signature) Getting Approval (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

EVERY TEITLER 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 2⁸th day of January, 2026.



(Signature of property owner)

3128 Asbury Ave. Ocean City, NJ 08226
(Address)

609-399-6111
(Telephone Number)

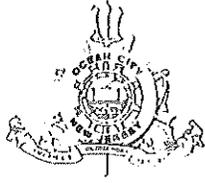
Sworn and subscribed before me:

This 28 day of January, 2026



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: NEMAR 2, LLC/SAMIA DEVELOPMENT INC
NAME OF OWNER: THREES COMPANY LLC
NAME OF PROFESSIONAL(S): PAUL KOELLING

Required Documents

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

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 3103
LOT NUMBER 22
PROPERTY LOCATION 3128 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 1/21/2026



Joseph Elliott
Tax Assessor

1. This report was developed using digital data from the Ocean City/Remington and Vernick Engineers Geographic Information System. This report is a secondary product and has not been verified by Remington and Vernick Engineers.
2. The attached report was developed using digital data from the Ocean City/Remington and Vernick Engineers GIS system to establish the properties that fall within the 200 foot criteria. In addition, the owner names, address, etc (as defined by the 200' criteria) data was taken from the BRT Technologies, Inc. Tax Assessor Report Generator. The information contained in the attached report is subject to the accuracy limitations of said programs and subject to the accuracy of the information contained therein as of the date of the report generation.

RECEIVED

IAN 21 2026

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 NEMAR 2, LLC/SAMIA DEVELOPMENT INC.

Block: 3103

Lot: 22

Property Address: 3128 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

Block Lot Qual	Property Location Additional Lot Address Additional Lot	Property Class	Owner Address City, State	Zip Code
3102 1 C1	401-03 32ND ST L2	2	OLEARY, DANIEL & COLLEEN 3533 CRANBURY RD HUNTINGDON VALLEY, PA	19006
3102 1 C2	401-03 32ND ST L2	2	HENDERSON, MICHAEL & BRIDGETTE 4 WOODBRIDGE CT MEDFORD, NJ	08055
3102 3	3143-53 ASBURY AVE 14,56(CONSOLIDATED)	2	BERGER REALTY, INC 3160 ASBURY AVE OCEAN CITY, NJ	08226
3102 7	3141 ASBURY AVE 083102 LS83	2	BERGER REALTY, INC 3160 ASBURY AVE OCEAN CITY, NJ	08226
3102 8 C1	3137-39 ASBURY AVE	2	COLLINS, JOHN J & MARIANN, TRUSTEES 1023 TWERTON RD MECHANICSBURG PA	17050
3102 8 C2	3137-39 ASBURY AVE	2	DESOSA, ALFREDO & MARIA 31 SEQUOIA DR NEWTOWN, PA	18940
3102 8,01	3133-35 ASBURY AVE	2	SONANNI, JOHN C & MAUREEN 1012 SALEM RD CHERRY HILL, NJ	08034
3102 9	3129-31 ASBURY AVE 083102, LS80	2	FOCHT, CAROLYN J 324 ABRAMS MILL RD KING OF PRUSSIA, PA	19406
3102 5,72	3125 ASBURY AVE	2	FOCHT, CAROLYN J 324 ABRAMS MILL RD KING OF PRUSSIA, PA	19406
3102 10 C1	3121-23 ASBURY AVE	2	GRUNDY, ANTHONY & CHRISTINE 7 LAUREN LN HAMILTON NJ	08620
3102 10 C2	3121-23 ASBURY AVE	2	GREENE, ROGER E & AMY L 805 DERBY DR WEST CHESTER, PA	19380
3102 11 C3117	3117-19 ASBURY AVE	2	BRIGIDI, BARTHOLOMEW P & J ETALS 550 CENTRAL AVE, 88 LINWOOD, NJ	08122
3102 11 C3119	3117-19 ASBURY AVE	2	BEACH CHICKEN BEACH HOUSE LLC 1141 CARDINAL DR WEST CHESTER, PA	19382

Block Lot Quar.	Property Location Address Additional Lot	Property Class	Owner Address City, State	Zip Code
3102 12 C3115	3113-15 ASBURY AVE	2	MEYER, KEVIN G & MARY P 4995 E OAKVIEW CT DOWLESTOWN, PA	18902
3102 13 C1	3109 ASBURY AVE	2	GAUDIANO, ANTIMO, ETAL. CO-TITEES 1318 ROYAL LN %A KNESTAUT WEST DEPTFORD, NJ	08086
3102 13 C2	3111 ASBURY AVE	2	MANFREDI, PETER N & JONI 3109 ASBURY AVE OCEAN CTTY, NJ	08226
3102 14 C1	3105-07 ASBURY AVE	2	SCHWOYER, JORY & DOROTHY 1001 STUART DRIVE POTTSTOWN, PA	19464
3102 14 C2	3105-07 ASBURY AVE	2	JUCADO, FREDERICK G JR & ROSE H 250 MALLARD DR E NORTH WALES, PA	19454
3102 15	3101 ASBURY AVE 083102 L5/3	2	FOX, BRENDAN W & NICOLE T 1263 CUSHMORE RD SOUTHAMPTON, PA	18966
3102 17 C1	3108-10 CENTRAL AVE	2	3101 ASBURY AVE-OC LLC 3101 ASBURY AVE OCEAN CTTY, NJ	08226
3102 18 C1	3112-14 CENTRAL AVE	2	BONESSO, WILLIAM F & CARMEL BURKE 142 ANCHOR LANE 3AV SHORE, NY	11706
3102 18 C2	3112-14 CENTRAL AVE	2	MILLER, SAMUEL D & CHRISTINE G 339 A LEGION CT PITMAN, NJ	08071
3102 19 C3116	3116-18 CENTRAL AVE	2	VULVEY, DANIEL O & CAROL 17 LANGFORD DR MEDFORD, NJ	08055
3102 19 C3116	3116-18 CENTRAL AVE	2	BEAM, KIMBERLEE A & JAMES R 2239 LOCUST DR LANSDALE, PA	19446
3102 19 C3116	3116-18 CENTRAL AVE	2	BLAIR, STEPHEN & KAREN 16410 CROSS TIMBER TERR OLNEY, MD	20832
3102 19 C3116	3116-18 CENTRAL AVE	2	OLIVIO, GEORGE M & RITA 718 MORTON AVE BRIDGEFORD, NJ	08302

Block Lot Qual	Property Location Add thna Lot Add thna Lot	Property Class	Owner Address City, State	Acres
3103 4	3145 WEST AVE 083103 L424	2	KIRK, ROBERT & JILL A 903 BLK N WEST CHESTER, PA	1.9587
3103 5	3141-43 WEST AVE 3103 L423	2	JENNIS, STEPHEN W & ROCHELLE B 3141 WEST AVE OCEAN CITY, NJ	0.8126
3103 6 C1	3137-39 WEST AVE	2	O'NEILL, JOSEPH A & REGINA L 10 DELAWARE RIM DR YARDLEY, PA	1.9067
3103 6 C2	3137-39 WEST AVE	2	DOUGHERTY, DANIEL A & BETSY J 1464 WOODVIEW RD YARDLEY, PA	1.9097
3103 7 C1	3133 WEST AVE	2	AYES, NICHELE & EDWARD 1050 STABLE LANE WEST CHESTER, PA	1.9367
3103 7 C2	3135 WEST AVE	2	FINK, USA M. & STEPHEN 106 W ROSE VALLEY ROAD ROSE VALLEY, PA	1.9086
3103 8 C3129	3129-31 WEST AVE	2	GIORDANO, JOHN A TRUSTEE ETAL 808 3RD AVE WEST UNIT 305 BRADENTON, FL	3.9129
3103 8 C3131	3129 31 WEST AVE	2	WAGNER, VERNA 404 CANYON CREEK LANDING CANTON, GA	3.0114
3103 9 C1	3125 WEST AVE	2	LAWRENCE, CHRISTOPHER A & LISA FTA 38 PLEASANT VALLEY DRIVE SEWELL, NJ	0.9080
3103 9 C2	3127 WEST AVE	2	BROWNE, WAYNE J. & LYNNIE G ETALS 2 BROMLEY CT VOORHEES, NJ	0.8045
3103 10 C1	3121-23 WEST AVE	2	ROWEN, GEORGE J & DIANE J 313 COUNTRY MEADOWS DR LANCASTER, PA	1.7602
3103 10 C2	3121-23 WEST AVE	2	TATE, KEVIN & JENNIFER 305 CROM CREEK LN NEWTOWN SQUARE, PA	1.9073
3103 11 C1	3117-19 WEST AVE	2	VINDOMAR GROUP LLC 30 LITTLE LEAF LN HOWELL, NJ	0.7751

Block Lot Use	Property Location Additional Loc Additional Lot	Property Class	Owner Address City, State	Zoning Code
3102 20 C1	3120-22 CENTRAL AVE	2	VALVO, ROBERT & DEBORAH S, ETAL 124 CLEARFIELD AVE MARLTON, NJ	19425
3102 21 C1	3124-26 CENTRAL AVE	2	KATZ, PHILIP & FILIANA 1403 ROYAL OAK DRIVE BLUE BELL, PA	194222165
3102 21 C2	3124-26 CENTRAL AVE	2	MEYERS, DOUGLAS W & YEVGENYA JANE 355 S END AVE, APT 10J NEW YORK, NY	1C28C
3102 22 C1	3128-30 CENTRAL AVE	2	MAYER, KEVIN & DELFINO, KRIS 34 STEPPING STONE LANE SEWELL, NJ	0806C
3102 22 C2	3128-30 CENTRAL AVE	2	BUENNER, SUSAN K & SAUL, GREGORY D 107 CLYDESDALE CIRCLE EAGLESVILLE, PA	1940G
3102 23 C1	3132-34 CENTRAL AVE	2	CAPALDI, BARBARA J & BARBARA A 9106 BISHOPS VIEW CR CHERRY HILL, NJ	08002
3102 23 C2	3132-34 CENTRAL AVE	2	CAPALDI, BARBARA A 9106 BISHOPS VIEW CIR CHERRY HILL, NJ	08002
3103 1 C1	301-03 32ND ST	2	BRASSTER, HENRY E & NELISSA A 301 32ND STREET OCEAN CITY, NJ	08225
3103 1 C2	301-03 32ND ST	2	EBY, JOHN T & KATHRYN A 1406 WEST ROCKSPRAY RD AMISON, PA	18929
3103 2 C3157	3157-59 WEST AVE	2	TUMELTY, JOSEPH J & JOANNE M 286 HIGHLAND, UPPER PROV MEDIA, PA	19063
3103 2 C3159	3157-59 WEST AVE	2	SEDGLEY, RONALD 3159 WEST AVE OCEAN CITY, NJ	08225
3103 3	3149 WEST AVE 083103, L475, A26	1SC	CAPE MAY COUNTY MUA 1523 RT 9 NORTH CAPE MAY COURT HOUSE, NJ	08222

Block Lot Qual	Property Location Address Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
3103 11 C2	311-7-19 WEST AVE	2	LOGUE, MICHAEL J & KRISTIE 558 N 23RD ST PHILA, PA	19130
3103 12 C1	3113-15 WEST AVE	2	VALENTINE, JEFFREY & JENNIFER 1906 APPLETREE LN OCEAN CITY, NJ	08226
3103 12 C2	3113-15 WEST AVE	2	ECKERT, MARY D & TIMOTHY J 499 OLD MORRIS RD HARLEYSVILLE, PA	19438
3103 12.01 C1	3109-11 WEST AVE	2	SCHAEFFER, MEGAN E & TODD G 907 PINEHURST DR CHESTER SPRINGS, PA	19425
3103 12.01 C7	3109-11 WEST AVE	2	KOHUT, LISA M 3111 WEST AVE OCEAN CITY, NJ	08226
3103 13 C3105	3105-07 WEST AVE	2	DALEY, MARYANN P, ETALS 1636 MCNELIS DR SOUTHAMPTON, PA	18966
3103 13 C3107	3105-07 WEST AVE	2	ESLING, YVINE A & CLAYTON R 203 OXBIDGE CHERRY HILL, NJ	08034
3103 14 C300	300-02 31ST ST	2	JOHNSON, HARRY F III & BARBARA ANN 8635 MARGOLD PL PHILA, PA	19136
3103 14 C302	300-02 31ST ST	2	GREX, PAUL E & EDNA M 302 31ST STREET OCEAN CITY, NJ	08226
3103 15 C1	3100 ASSURY AVENUE	2	ROSENBLUM, ZACHARY B & MEGAN C 11 HILVIEW TERRACE SUMMIT, NJ	07901
3103 15 C2	3102 ASSURY AVENUE	2	MCCRUDDEN, JOHN & ILL 3 CRANBERRY PLACE VOORHEES, NJ	08043
3103 16 C1	3104-06 ASSURY AVE	2	CHAMP, RICHARD C & JEANETTE A 84 ROCK HOLLOW RD, A CHAMP BIRDSBORO, PA	19508
3103 16 C2	3104-06 ASSURY AVE	2	WATERMAN, ARTHUR E & SILVIA 28 HIGHBRIDGE BLVD MEDFORD, NJ	08055

Block	Property Location	Property Class	Owner	Zip Code
Lot	Additional Lot		Address	
Qual			City, State	
3103	3108-10 ASBURY AVE	2	3108 ASBURY LLC 534 KROMER AVE BERWYN, PA	19312
17				
C1				
3103	3108-10 ASBURY AVE	2	SANTOLERI, JOSEPH J JR & LAURA E 37 HORSESHOE LANE NEWTOWN SQ, PA	17073
17				
C1				
3103	3112-14 ASBURY AVE	2	WINDSOR, WILLIAM T III & MARY J 46 GAGE RD EAST BRUNSWICK, NJ	08816
18				
C2				
3103	3116-18 ASBURY AVE	2	BROZYNA, KATHLEEN & THOMAS 34 BIRDSEYE GLEN VERONA, NJ	07044
19				
C1				
3103	3116-18 ASBURY AVE	2	MCNALLY, JOSEPH & DEBORAH 820 MONTICELLO PL LANSDALE, PA	19446
19				
C2				
3103	3116-18 ASBURY AVE	2	ANDERSON, MARK & MAUREEN 318 ASBURY AVE OCEAN CITY, NJ	08226
20				
C2				
3103	3120-22 ASBURY AVE	2	BRYAN, JAMES & JESSIE 506 WOODLAND CT WAYNE, PA	19097
20				
C2				
3103	3124 ASBURY AVE	2	WEISBECKER, FRANK D JR & JANE S 8 HARTFORD DRIVE EGG HARBOR TOWNSHIP, NJ	08234
21				
C1				
3103	3128 ASBURY AVE	2	VERMES, CYNTHIA M & ERWIN M 169 OXFORD RD DELRAN, NJ	08035
22				
C1				
3103	3128 ASBURY AVE	2	THREES COMPANY LLC 3128 ASBURY AVE OCEAN CITY, NJ	08226
23				
C1				
3103	3136-38 ASBURY AVE	2	MORSE, TONY & CHRISTINE 418 PIMLICO WAY MOUNT LAUREL, NJ	08054
23				
C2				
3103	3136-38 ASBURY AVE	2	BISIRI, CHRISTOPHER & DONNA 10 ST JEAN WAY MARLTON, NJ	08053
24				
C1				
3103	3140-42 ASBURY AVE	2	MCKENNA, JOHN P & PATRICIA A 110 PILGRIM DRIVE CLIFTON, NJ	07013
24				
C1				

Block Lot	Queue	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
3103	24	3140-42 ASBURY AVE	2	LAWRENCE, BRIAN W & MARGARET P 102 SPOTTSWOOD LN KENNETT SQUARE, PA	19348
3103	25	3146 ASBURY AVE 083103 L504	2	SCHUEFERMANN, LEO & PATRICIA, TTEES 3148 ASBURY AVE OCEAN CITY, NJ	08226
3103	26	3148 ASBURY AVE 083103 L505	2A	SCHUEFERMANN, LEO & PATRICIA, TTEES 3148 ASBURY AVE OCEAN CITY, NJ	08226
3103	27	3154 ASBURY AVE 083103 L506	4A	GRISBAUM, LEON K TRUSTEE 3160 ASBURY AVE OCEAN CITY, NJ	08226
3103	28	3160 ASBURY AVE 083103 L507	4A	GRISBAUM, LEON K TRUSTEE 3160 ASBURY AVE OCEAN CITY, NJ	08226

UTILITIES COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

Rev: 2/10/2017

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

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

January 30, 2026

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

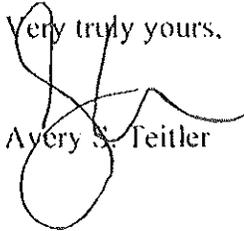
Re: 3128 Asbury Avenue, Ocean City, New Jersey 08226
Block: 3103, Lot: 22

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 Threes Company, L.L.C. I have reviewed the last Deed of record and, upon further information and belief, 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 an application to subdivide the above Property into two (2) new 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



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: THREES COMPANY, LLC

BLOCK: 3103 LOT: 22

STREET ADDRESS: 3128 ASBURY AVENUE

.....

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 1/20/16

Taxes paid through 12/31/25 4th quarter 20 25

Remarks:

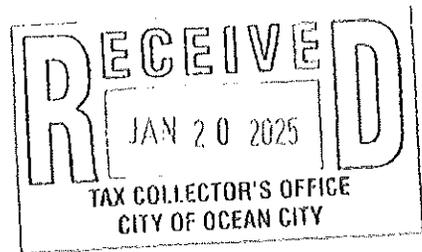
Terence Graff
 Tax Collector

1/20/16

Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

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



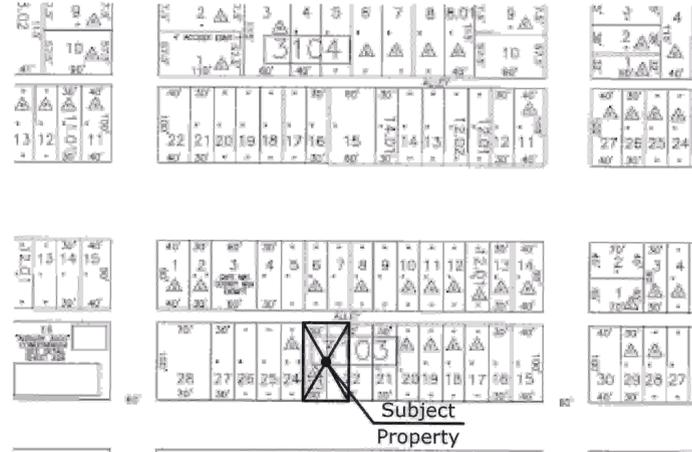
ZONING SCHEDULE

Residential R-2-30, Discrete Neighborhood

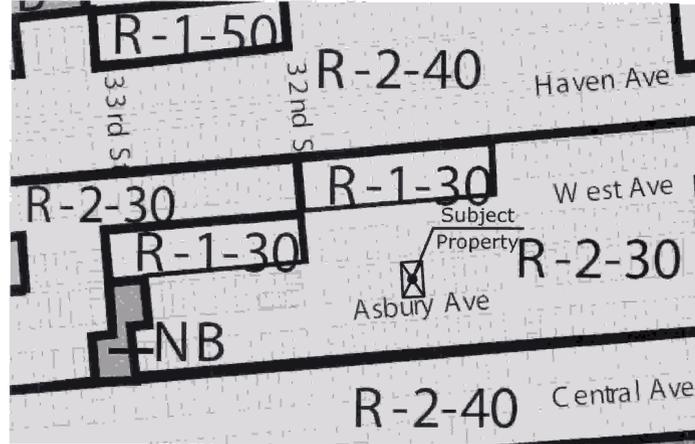
ZONE STANDARD	ZONING REQUIREMENT	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
Use	Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling	No
Minimum Lot Area Lot 22.01 Lot 22.02	3,000 Sq.Ft. 3,000 Sq.Ft.	6,000 sq. ft.	3,000 Sq.Ft. 3,000 Sq.Ft.	No No
Minimum Lot Width Lot 22.01 Lot 22.02	30' 30'	60.0'	30.0' 30.0'	No No
Minimum Lot Frontage Lot 22.01 Lot 22.02	30' 30'	60.0'	30.0' 30.0'	No No
Minimum Lot Depth Lot 22.01 Lot 22.02	100' 100'	100.0'	100.0' 100.0'	No No
Min. Front Yard Setback Lot 22.01 Lot 22.02	10' (Schedule "B" - Asbury Avenue)	5.7'	10' or greater 10' or greater	No No
Minimum Rear Yard Setback Lot 22.01 Lot 22.02	25' (25% of Lot depth)	28.3'	25.0' or greater 25.0' or greater	No No
Minimum Side Setback Lot 22.01 Lot 22.02	4.0'	3.7'	4.0' or greater 4.0' or greater	No No
Min. Side Yard Aggregate Lot 22.01 Lot 22.02	8.0' (Schedule "C" - Lot w/ 25th 30.0' to 34.9')	7.9'	8.0' or greater 8.0' or greater	No No
Maximum Stories Lot 22.01 Lot 22.02	2.4	less than 2.4	2.4 or less 2.4 or less	No No
Maximum FAR Lot 22.01 Lot 22.02	64%	less than 84%	84% or less 84% or less	No No
Maximum Building Height Lot 22.01 Lot 22.02	30 FT	< 30 FT	30 FT or less 30 FT or less	No No
Building Coverage Lot 22.01 Lot 22.02	35%	48.90%	35% or less 35% or less	No No
Impervious Coverage Lot 22.01 Lot 22.02	60%	95.90%	60% or less 60% or less	No No

NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY "MAP FILING LAW" AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION, AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND

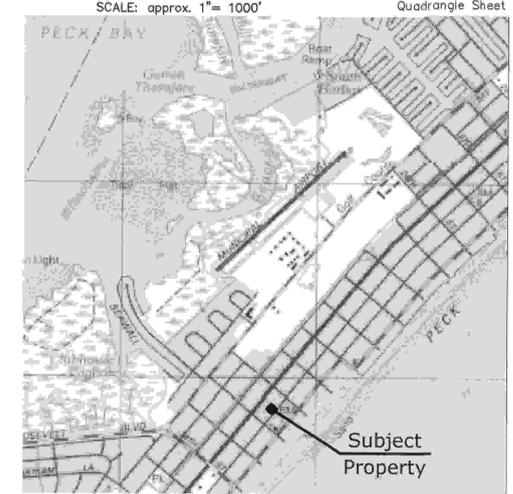
TAX MAP



ZONING MAP



KEY MAP



SURROUNDING OWNERS

Taken from City Tax Assessor's list dated 01/21/2026

Lot	Address	Owner	Area	Use	Notes
20	3128 Asbury Ave	...	...	...	...
21	3128 Asbury Ave	...	...	...	...
22	3128 Asbury Ave	...	...	...	...
23	3128 Asbury Ave	...	...	...	...

GENERAL INFORMATION

- Applicant & Owner: Nemar 2 LLC / Samia Development Inc.; c/o Chris Monihan; 609-602-3336
- Premises in Question: Block 3103 Lot ; #3128 Asbury Avenue; Shown on Tax Map Sheet #27 dated October 2005;
- Zone: R-2-30 Non-Discrete Residential Zone, surrounding area is in same Zone as shown on ZONING MAP;
- Area: Total area of tract to be subdivided = 6,000 square feet (0.13 acres);
- Proposed Number of Lots: Two (2) equal new buildable lots to be created from One (1) existing Lot;
- Survey: Property boundary depicted on SUBDIVISION PLAN is the result of a field survey performed by Paul M. Koelling, PLS on December 10, 2025;
- Easements: No Easements other than normal blanket utility easements are known to exist, and none are proposed;
- Deed Restrictions: No deed restrictions are known to exist; all vehicular access to both new Lots shall be from the rear of the property;
- Street Trees, Curb and Sidewalk: The street trees, curb and sidewalk along Asbury Avenue shall be removed and replaced in accordance with City Standards. All concrete work shall conform with Sections 17-2 and 25-711.26;
- Existing Structures: all existing structures are to be removed;
- Utilities: Municipal sewerage, public water supply, gas service and normal overhead utilities exist as shown on Existing Conditions Plan;
- FIRM Zone: The subject property is located in F.E.M.A. Flood Insurance Rate Map Zone "AE" (Base Flood Elevation 9) as shown on panel 340900008F;
- Elevations: Spot ground elevations depicted in NAVD88;
- Variances: NO Variances from the Zoning Ordinance of the City of Ocean City are required in connection with this MINOR SUBDIVISION as shown on the ZONING SCHEDULE.

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL PLANNING BOARD APPROVAL

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF OCEAN CITY PLANNING BOARD ON:

CAPE MAY COUNTY CLERK'S OFFICE MAP FILING DATA

CAPE MAY COUNTY APPROVALS

MINOR SUBDIVISION

of #3128 Asbury Avenue

SITUATE IN

CITY OF OCEAN CITY

COUNTY OF CAPE MAY, N.J.

BLOCK 3103

LOT 22

PAUL KOELLING & ASSOCIATES, LLC

Professional Land Surveying

2161 Shore Road

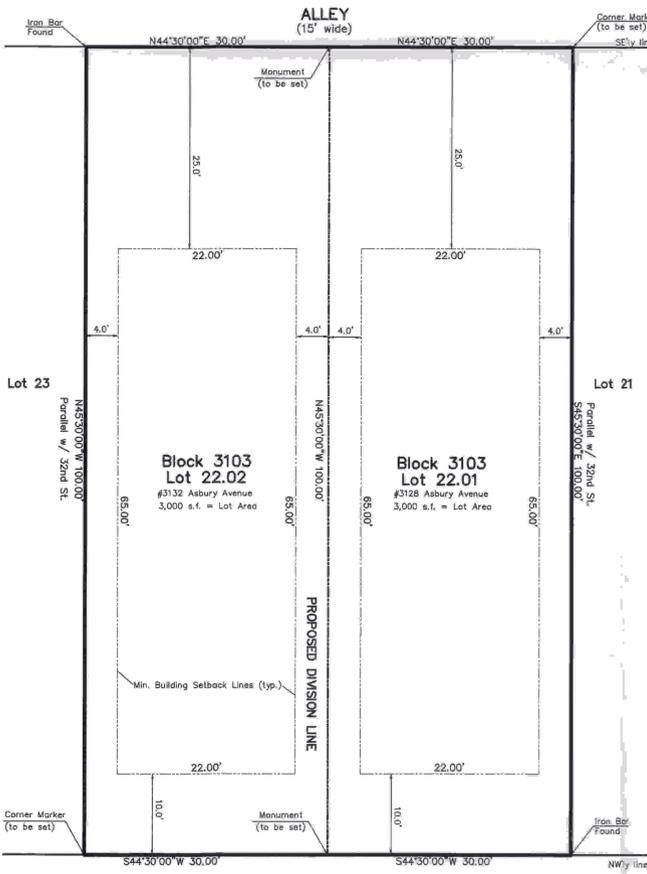
Linwood, NJ 08221

phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

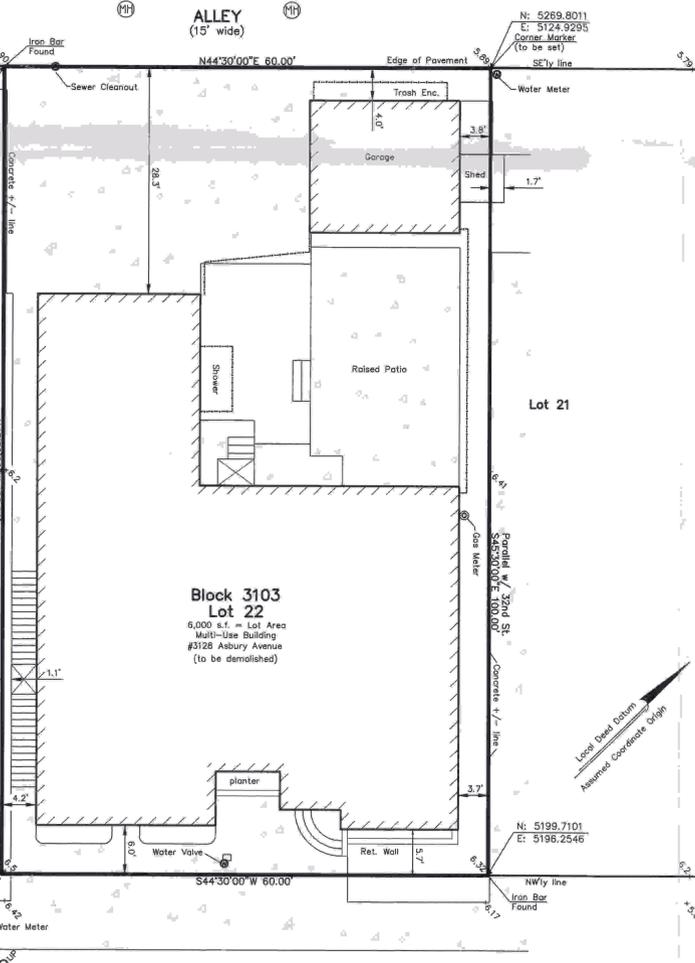
date: January 23, 2026 by: KOMIS

SCALE: 1" = 10' and as noted



PROPOSED CONDITIONS

SCALE: 1" = 10'



ASBURY AVENUE

(65' wide)

EXISTING CONDITIONS

SCALE: 1" = 10'



Date | Revision

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/10/2025 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET upon Subdivision approvals.

Paul Koelling

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

CAPE MAY COUNTY APPROVALS

MINOR SUBDIVISION
of #3128 Asbury Avenue

SITUATE IN
CITY OF OCEAN CITY
COUNTY OF CAPE MAY, N.J.
BLOCK 3103
LOT 22

PAUL KOELLING & ASSOCIATES, LLC
Professional Land Surveying
2161 Shore Road
Linwood, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

date: January 23, 2026 by: KOMIS
SCALE: 1" = 10' and as noted