



REVIEW MEMORANDUM #2

DATE: January 14, 2026
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-337Z
OCEAN CITY APP. #: ZBA 25-018
MEETING DATE: TBD
RE: Block 5305, Lot 2
108 53rd Street
APPLICATION TYPE: Variance Application
APPLICANT: David & Lisa Rodak
ZONE: Ocean City Homes Neighborhood Zone (OCHN)
PLANS PREPARED BY: Design Land Surveying & Halliday Architects

Handwritten signature of Joseph H. Maffei

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include Renovation Plan, Title Sheet, Selective Removal Plans, and Proposed Elevations.

The following additional documents were reviewed:

- Zoning Board Application dated 10/30/25;
Correspondence from Mark H. Stein, Esquire dated 11/4/25;
Report from the Ocean City Municipal Engineer's Office dated 11/14/25;
Report from the Ocean City Construction Office dated 11/13/25;
Memorandum from the Ocean City Zoning Office dated 11/10/25;
Memorandum from Lt. Robert Reichanek dated 11/10/25;

- Form A from the Ocean City Tax Assessor dated 10/30/25; and
- Resolution ZC 15-048.

**Zoning Requirements –Ocean City Homes Neighborhood (OCHN)**

	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Variance</u></b>
<b><u>Principal Structure</u></b>				
Use	1 Family	1 Family	1 Family	<b>NO</b>
Minimum Lot Area (Corner)	5,000 SF	4,000 SF	4,000 SF	NO <sup>(1)</sup>
Minimum Lot Width (Corner)	60'	50'	50'	NO <sup>(1)</sup>
Minimum Lot Frontage (Corner)	60'	50'	50'	NO <sup>(2)</sup>
Minimum Setbacks:				
Front Yard (Bldg.)	18'	20'	20'	NO
<b>Front Yard (Porch)</b>	<b>18'</b>	<b>10.8'<sup>(3)</sup></b>	<b>10.8'</b>	<b>YES</b>
Side Yard (E-Bldg.)	5'	6'	6'	NO
Side Yard (W-Bldg.)	5'	11.67'	11.67'	NO
Side Yard (E-Porch)	5'	5.71'	5.71'	NO
Side Yard (W-Porch)	5'	10.71'	10.71'	NO
Side Yard (Total-Building)	20'	17.67' <sup>(3)</sup>	17.67'	NO <sup>(3)</sup>
<b>Side Yard (Total-Porch)</b>	<b>20'</b>	<b>16.42'<sup>(3)</sup></b>	<b>16.42'</b>	<b>YES</b>
<b>Side Yard (HVAC)</b>	<b>5.6'</b>	<b>2'</b>	<b>2'</b>	<b>YES</b>
Rear Yard (Bldg)	20'	27.66'	27.66'	NO
Maximum Floor Area Ratio	50%	37%	44.9%	NO
Minimum Lot Depth	100'	80'	80'	NO <sup>(2)</sup>
Maximum Building Height (Flat Roof)	25'	15.17'	15.17'	NO
Total Stories	2	2	2	NO
<b>Maximum Building Coverage</b>	<b>25%</b>	<b>24%</b>	<b>30.5%</b>	<b>YES</b>
Maximum Impervious Coverage	50%	51% <sup>(3)</sup>	44.9%	NO
Minimum # Parking Spaces (4 BR)	2	2	2	NO
Gutters	Required	Provided	Provided	NO
Parking Setback	1'	5'	5'	NO
<b><u>Accessory Structure</u></b>				
Minimum Side Yard Setback	2'	6.5'	6.5'	NO
Minimum Rear Yard Setback	4'	4.54'	4.54'	NO
Minimum Size	10'x20'	18.29' x 22.29'	18.29' x 22.29'	NO
Maximum Height	15'	14'	14'	NO
<b>Minimum Distance to Main Building</b>	<b>8'</b>	<b>4.81'<sup>(3)</sup></b>	<b>4.81'</b>	<b>YES</b>

- (1) As per Section 25-105.3.c  
 (2) As per Section 25-105.3.d  
 (3) Existing nonconforming condition

## **PROJECT DESCRIPTION**

The Applicants are seeking approval to allow an existing front yard deck to remain. The deck was built 0.99' further into the front yard setback than the previously granted variance relief permitted.

The project also proposes a 138 SF 2<sup>nd</sup> Floor additional over the back southwest corner of the house, and to replace the existing concrete ribbon driveway with a permeable paver driveway.

## **REVIEW COMMENTS**

Based on our review of the project documents, we offer the following comments:

1. The following “C” Variances are required:

- Minimum Front Yard Setback to Porch  
Section 25-204.19.5, Schedule B
- Minimum Side Yard Total to Porch  
Section 25-204.19.5, Schedule C
- Minimum Side Yard Setback to HVAC  
Section 25-300.1.a.3(h)
- Maximum Building Coverage  
Section 25-204.19.5
- Minimum Distance to Main Building  
Section 25-300.15.d.3

2. The following existing nonconforming conditions exist on the property:

- Minimum Front Yard Setback to Porch (As-Built)
- Maximum Impervious Coverage (Eliminated)
- Minimum Distance to Main Building (Vertical Expansion)
- Minimum Side Yard Setback to HVAC (As-Built)

3. The zoning chart shall be revised to provide existing and proposed setbacks consistent with the setbacks shown on the plan.

4. All taxes shall be paid up to date.

5. No Performance Guaranty is required since no public improvements are proposed.

6. An inspection escrow shall be provided for the proposed permeable driveway.

7. Any plan revisions, as required from any approval, shall be provided and revised plans submitted for review.

8. Copies of any outside agency approvals shall be provided.

JHM/km  
Enclosures

cc: Jaime M. Felker, Board Secretary  
Jessica Fenton, Assistant Zoning Officer  
Elias T. Manos, Esquire  
Avery Teitler, Esquire  
Thomas Tolbert, PLS  
Chris Halliday, PE, RA  
Lisa & David Rodak, Applicants  
*All above via email*

ENGINEERING DESIGN ASSOCIATES, P.A.

108-10 53<sup>RD</sup> STREET

ZBA 25-018

EDA #OC-337Z



**Picture 1**

**View of the front of the house from 53<sup>rd</sup> Street on 11/11/25**

ENGINEERING DESIGN ASSOCIATES, P.A.

108-10 53<sup>RD</sup> STREET

ZBA 25-018

EDA #OC-337Z



**Picture 2**

**View looking west along 53<sup>rd</sup> Street on 11/11/25. The PIQ is on the left.**

ENGINEERING DESIGN ASSOCIATES, P.A.

108-10 53<sup>RD</sup> STREET

ZBA 25-018

EDA #OC-337Z



**Picture 3**

**View looking east along 53<sup>rd</sup> Street on 11/11/25**

ENGINEERING DESIGN ASSOCIATES, P.A.

108-10 53<sup>RD</sup> STREET

ZBA 25-018

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**Picture 4**

**View of the west side of the property from the Alley on 11/11/25**

ENGINEERING DESIGN ASSOCIATES, P.A.

108-10 53<sup>RD</sup> STREET

ZBA 25-018

EDA #OC-337Z



**Picture 5**

**View of the east side of the property from the adjacent property on 11/11/25**

**TEITLER & TEITLER, LLC**

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201  
OCEAN CITY, NJ 08226

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

OCT 30 2025 PM 1:50  
RECEIVED PLANNING

October 30, 2025

**VIA HAND DELIVERY**

Jaime Felker, Secretary  
Zoning Board of Adjustment for Ocean City  
Henry Knight Building  
115 12<sup>th</sup> Street  
Ocean City, New Jersey 08226

RE: 108 53<sup>rd</sup> Street  
Lot: 2, Block: 5305

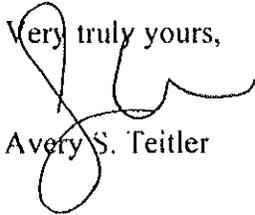
Dear Mrs. Felker:

I herewith enclose the Application of David and Lisa Rodak, owners of the above Property, for bulk variance relief to legalize an existing front deck that was erroneously built 11 inches further into the front yard setback. The project previously received variance relief in 2015 (Resolution ZC-15-048) to renovate the existing single-family dwelling on the Property. Part of those renovations were to construct the front deck. Unfortunately, the deck was expanded beyond what was previously permitted by the Board. It is important for the Board to note that the existing deck is part of an extensive renovation of the building that was previously raised. All other site improvements were completed without issue and the expansion of the deck will not block anyone's light, air or open space as it is on the 53<sup>rd</sup> Street corridor. Finally, no CAFRA or DEP Wetlands permits are required for this project.

Enclosed please find a check in the amount of \$1,700.00 and six (6) copies of the Application with attached Variance Plans prepared by Halliday Architects. Also attached please find the 200-foot list, prior resolution, zoning denial, confirmation of paid taxes and a sealed survey.

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 only)  
Christopher Halliday (via email only)

enclosures



CITY OF OCEAN CITY  
 DIVISION OF PLANNING  
 115 12<sup>th</sup> 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 XX PLANNING BOARD APPLICATION \_\_\_\_\_

A. Applicant's Name DAVID & LISA RODAK

Applicant's Mailing Address 1470 GREENLEAF DRIVE, WARRINGTON, PA 18976

\*Applicant's E mail Address \_\_\_\_\_

Phone Number (Home) \_\_\_\_\_ (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)

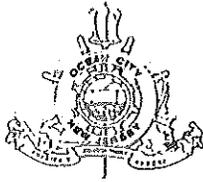
Location of Premises 108 53RD STREET  
 (Street address)

Block(s) 5305 Lot(s) 2 Zone OCH  
 (Tax Map reference)

B. Description the application: LEGALIZE A PREVIOUSLY APPROVED FRONT DECK THAT WAS BUILT APPROXIMATELY 11 INCHES FURTHER INTO THE FRONT AND SIDE YARD SETBACKS

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Amendment                     | <input type="checkbox"/> Appeal                  | <input type="checkbox"/> Conditional Use   |
| <input checked="" 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 type="checkbox"/> Subdivision Minor |
| <input type="checkbox"/> Subdivision Major Preliminary | <input type="checkbox"/> Subdivision Major Final |  |



**D. Request is hereby made for permission to (erect, alter, convert, use) A PREVIOUSLY APPROVED FRONT PORCH THAT WAS BUILT FURTHER INTO THE FRONT & SIDE YARD SETBACKS**

1) Said property is: 50 FEET BY 80 FEET  
 (Give dimensions and area)  
 and has the following structures: SINGLE FAMILY DWELLING

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

Width of building:	<u>30'</u>	Length of building:	<u>+/- 32'</u>
Height:	<u>15'-2"+/- ABOVE ZFE</u>	Stories:	<u>2</u>
Front:	<u>11'-9 1/2"</u>	Rear:	<u>27'-7 7/8"</u>
Side:	<u>6'</u>	Side:	<u>11'</u>
% Building Coverage:	<u>29</u>	% Impervious Surface Coverage:	<u>45</u>

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

Width of building:	<u>30'</u>	Length of building:	<u>+/- 32'</u>
Height:	<u>15'-2"+/- ABOVE ZFE</u>	Stories:	<u>2</u>
Front:	<u>10.8"</u>	Rear:	<u>27'-7 7/8"</u>
Side:	<u>6'</u>	Side:	<u>11'</u>
% Building Coverage:	<u>30.5</u>	% Impervious Surface Coverage:	<u>44.9</u>

4) Date property acquired and prevailing zoning at time of acquisition: MAY 15, 2015, 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 XX NO \_\_\_\_\_  
 SEE ATTACHED.

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



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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 DWELLING

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 1 & 1

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

Existing and proposed gross floor area: 1,797/1,797

Existing and proposed parking spaces: 2 & 2

Existing and proposed number of lots: 1 & 1

Portion of lot being subdivided: N/A

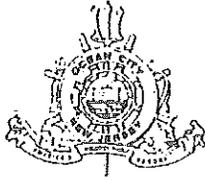
Purpose for which lots will be utilized: SINGLE FAMILY DWELLING

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: HALLIDAY ARCHITECTS, P.O. BOX 186, OCEAN CITY, NJ 08226, chris@hallidayarchitects.com, 609-957-6789 and DESIGN LAND SURVEYING, PA, THOMAS N. TOLBERT, P.O. BOX 667, TURNERSVILLE, NJ 08012 856-374-1134

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



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**ESCROW FEES SUBMITTED**

**FINANCIAL RESPONSIBILITY STATEMENT**

**Section 25-1300.15.2 Amounts Specified Are Estimates** [Ord. #0113-58], 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**

DAVID RODAK  
 (Name)

(Daytime Phone)

1470 GREENLEAF DRIVE, WARRINGTON, PENNSYLVANIA 18976  
 (Billing Address)

*g Harry for Applicant*  
 (Signature)

10/30/25  
 (Date)

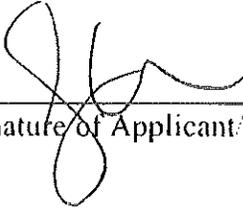
Note: The application will be deemed **incomplete** if all information above is not fully completed.



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DIVISION OF PLANNING  
115 12<sup>th</sup> Street  
OCEAN CITY, NJ 08226  
609-399-6111 \* FAX 609-399-8419

EVERY S. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
(Signature of property owner)

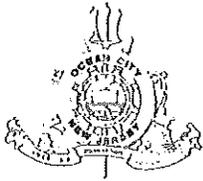
1470 GREENLEAF DRIVE, WARRINGTON, PENNSYLVANIA 18976  
(Address)

\_\_\_\_\_  
(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 12<sup>th</sup> 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: DAVID RODAK & LISA RODAK  
 NAME OF OWNER: SAME  
 NAME OF PROFESSIONAL(S): CHRISTOPHER HALLIDAY & THOMAS TOLBERT

**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 X
- i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). X
- j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date X
- k) (For Subdivisions only) A Certificate of Title N/A

## ANSWERS TO QUESTION 6 (a) and (b)

The Applicants, owners of the Property, seek bulk variance relief to legalize an existing front deck that was erroneously built 11 inches into the front yard setback. The project previously received variance relief in 2015 to raise and renovate the existing single family dwelling on the Property. Part of these renovations were to construct the deck in question. Unfortunately, the deck was expanded beyond what was previously permitted by the Board. It is important for the Board to note that all other site improvements were completed without issue.

The justification for the expanded new front porch that encroaches further into the front and side yard setbacks is found in the purposes of the New Jersey Municipal Land Use Law stated in N.J.S.A. 40:55D-2. Specifically, the following purposes of zoning would be advanced by allowing the Applicant to deviate from the required bulk standards:

a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and the general welfare. Here the Ocean City Land Development Ordinance provides certain design incentives for porches and acknowledges that porches promote the general welfare of communities. Indeed, the surrounding neighbors enjoy the use of porches for communal living. Porches and decks are an expression of an inviting and attractive community.

c. To provide adequate light, air and open space. In this Application the addition of the front porch provides the Applicants with additional air, light and open space. It affords the Applicants the ability to plant a potted vegetable garden or potted flowers or entertain their friends. Indeed, it provides the Applicants more ability to enjoy the community by encouraging the Applicants to spend more quality time outdoors with their family and neighbors.

e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighbors, communities and regions and preservation of the environment. Here, the addition/expansion of the front porch provides an opportunity for the family unit to enjoy and encourage a sense of community.

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement. Clearly a desirable visual environment would include a neighborhood and community feeling when the front porch is being used. This encourages not only a healthy community but also a desirable visual environment.

As a result of the foregoing, the variances can be appropriately granted under the (c)(2) standard as several purposes of zoning will be met as enumerated above. The requested variances 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. These tests require the Board to engage in a balancing of the zoning benefits versus the zoning harms. The expanded deck will not block anyone's light, air or open space as it faces 53<sup>rd</sup> Street. It will not be noticeable to the general public. Conversely, there will be multiple zoning benefits achieved by approving this Application that are enumerated herein. These zoning benefits, including promoting general welfare, providing more light, air and open space and creating a more aesthetically pleasing structure will have a positive effect on the zone plan, zoning ordinance and the neighbors. Finally the expansion is less than a foot making the request de minimis in nature. Therefore the negative criteria is satisfied.

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 5305  
LOT NUMBER 2  
PROPERTY LOCATION 108 53RD STREET, OCEAN CITY, NJ

I HEREBY CERTIFY THAT THE ATTACHED LIST IS A TRUE COPY OF THE OWNERS OF RECORD AS INDICATED BY THE CORRESPONDING BLOCK AND LOT ON THE TAX MAP OF THE CITY OF OCEAN CITY. 1,2

DATE 10/15/2025

  
\_\_\_\_\_  
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.



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

RECEIVED

TAX ASSESSMENT OFFICE

**FORM B**  
**REQUEST FOR ADDRESSES WITHIN 200'**

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

Applicant     DAVID & LISA RODAK

Block:        5305

Lot:            2

Property Address:     108 53RD STREET

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. FEITLER, ESQ.

618 WEST AVENUE, SUITE 201

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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class ISC	Owner Address Cty, State	Zip Code
204	5201-47 HAVEN AVE L2-12,85204,1289-300	ISC	CITY OF OCEAN CITY 9TH & ASBURY AVE OCEAN CITY, NJ	08226
205	5220 HAVEN AVE	?	KOZENIEWSKI, JAMES GARY & MARY CATH 1125 SILVER LAKE LN BLUE BELL PA	19003
209	5224 HAVEN AVE	?	PATTERSON, PATRICIA M 32619 OAKLEY AVE LIVONIA, MI	48154
219	5228 HAVEN AVE	?	STRAUB, PAUL & PATRICIA 48 W BROOKLINE DR LAUREL SPRINGS, NJ	08021
205 0	109 53RD ST	?	IMRE, ANDREA C 840 SYCAMORE DR SOUTHAMPTON PA	19086
205 Y	5225 SIMPSON AVE	?	MOONAN, NICHOLAS & DANIELLE 63 SIMSBURY DR VOORHEES, NJ	08043
209 R	5229 SIMPSON AVE	?	DURSO, STEVEN A PO BOX 1851 MEDIA, PA	19063
205 ?	105 53RD ST L155A-156A	?	SANSONI, DALE J & DEIRDRE A 404 SHELBURNE RD HAVERTOWN, PA	19083
205 E	103 53RD ST	?	MAURER, BRUCE & DIANE 94 PAULS RD PITMAN, PA	19084
204 ?	202-04 53RD ST	?	KOZUBAL, DAVID & DIANE 102 BRIARCLIFF CT GLEN MILLS, PA	19033
204 1	5301 HAVEN AVE	?	MARKLOFF, PAUL & LORI 342 N MAIN ST SELEERSVILLE, PA	18043
209 ?	5305 HAVEN AVE	?	JACKSON, BARBARA A 458 COUNTRY HOLLOW, H106 NAPLES, FL	34103
304 S	5309 HAVEN AVE	?	DONLEVIE REVOCABLE TRUST, VINCENT D 5309 HAVEN AVE OCEAN CITY, NJ	08226

Block	Property Location	Property Class	Owner	Zip Code
Lot	Additional Lot		Address	
Qual			City, State	
304 4	5315 HAVEN AVE	2	CAMPESE, FRANK JR & GANALLI, SOPHIA 112 GOLF HILLS RD HAVERTOWN, PA	19340
305	5300 HAVEN AVE	2	STASKA, SHAWN M & MAUREEN K 1209 HAMLET HILL DR WEST CHESTER, PA	19380
306	108-10 53RD ST	2	RODAK, DAVID A & LISA M 2209 EVERGREEN WALK PHILA PA	19122
307	5304 HAVEN AVE	2	BOREL, SCOTT S, ETAL 632 GENERAL WIEDON DR WEST CHESTER, PA	19380
308	5308 HAVEN AVE	2	MACK, KEVIN T 5308 HAVEN AVE OCEAN CITY, NJ	08226
309	5312 HAVEN AVE	2	RANDAZZO, CHRISTIAN H & JENIFERE 414 GARDEN LANE BRYN MAWR, PA	19011
310	5316 HAVEN AVE L235-236A	2	MONAGHAN, JAMES & BARBARA 125 SPRING FLOWER CT HUNTINGDON VALLEY, PA	19074
311	104-06 53RD ST	2	PSZCZOLKOWSKI, STANLEY & JANE LOGAN 104-106 53RD ST OCEAN CITY NJ	08226
312	5301 SIMPSON AVE	2	RYAN, JOHN L & MCDONNELL, KAREN D 26 WEST GEBELS MILL RD PHILA, PA	19134
313	5305 SIMPSON AVE	2	HOUGHTON, ERNEST G ET UX ET ALS 12 EQUESTRIAN LANE B. UFE GELL, PA	19382
314	5309 SIMPSON AVE	2	RYAN, JOHN, ETALS 750 PADDOCK PL NORTH WALES, PA	19374
315	5315 SIMPSON AVE	2	LERCH, CHRISTOPHER & TIFFANY 1833 MEADOWBROOK RD ABINGTON, PA	19001
316	5317 SIMPSON AVE	2	GIOVA, JOHN R 5317 SIMPSON AVE OCEAN CITY, NJ	08226

<u>Block</u> <u>Lot</u> <u>Qual</u>	<u>Property Location</u> <u>Additional Lot</u> <u>Additional Lot</u>	<u>Property</u> <u>Class</u>	<u>Owner</u> <u>Address</u> <u>City, State</u>	<u>Zip Code</u>
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306	5300 SIMPSON AVE	2	FEHRE, JANEANN & RIVKIND, DAVID B 13 BURHAM LN VOORHEES, NJ	08043
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	5304 SIMPSON AVE		DISTEFANO, ANTONIO L & MAUREEN ANNE 124 RODNEY CIR BRYN MAWR, PA	19310
--	------------------	--	--	-------

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

MARK H. STEIN, ESQUIRE  
ID#018441977  
1123 South Main Street  
Pleasantville, New Jersey 08232  
(609) 645-8866

Mark H. Stein  
Attorney for Ocean City Zoning Board of Adjustment

**CITY OF OCEAN CITY  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION ZC15-048**

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**APPLICATION OF:            DAVID AND LISA RODAK**

**PROPERTY:                    BLOCK 5305, LOT 2 – 108 53<sup>rd</sup> STREET**

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**WHEREAS**, David and Lisa Rodak are the owners of Block 5305, Lot 2 as the same is designated on the Tax Map of the City of Ocean City; and

**WHEREAS**, the applicant was represented by Avery S, Teitler, Esquire; and

**WHEREAS**, a Variance Plan was submitted from Halliday Architects, signed by Christopher Halliday, RA, License No. 21A101936000, Project No. 1533, dated November 9, 2015, and who testified on behalf of the applicant; and

**WHEREAS**, a Sketch Plat was submitted from Design Land Surveying, PA, signed by Thomas N. Tolbert, P.L.S., NJ License No. GS 38608, Survey No. 1507003, dated July 16, 2015, revised November 4, 2015; and

**WHEREAS**, the applicant has filed a complete application with the Zoning Board seeking variance approval for the premises on the lot which is located at Block 5305, Lot 2, also known as 108 53<sup>rd</sup> Street, Ocean City, New Jersey; and

**WHEREAS**, the property is located in the OCHN Zone; and

**WHEREAS**, the Board has considered the plan submitted and the testimony of the

applicant and it makes the following findings of fact:

The applicant proposes to construct a front porch and extend the kitchen area in the rear of the building. The application requires variances for front yard setback and building coverage.

The applicant provided testimony that the front yard porch will bring the property more in line with the properties in the neighborhood and will be consistent with same.

The applicant indicated that the aesthetics of the new porch dictated the granting of the variance.

The applicant testified that the front yard setback will be 11.79 feet where 18 feet is required. The proposed front yard setback is consistent with the neighborhood.

The applicant is requesting a building coverage variance for the rear addition which does increase the building coverage by 5% over the existing. The applicant indicated that that area was being squared off, that it already has a roof over the area that is being closed in to allow the applicant to enlarge the kitchen and that in essence the building itself will not be any greater than what exists. However by definition the building coverage will be increased as indicated.

There was some discussion that the rear yard would require a landing off of the slider by the Building Department and therefore the applicant would be required to amend the plans to show same.

Public Comment.

No members of the public testified regarding this application.

Exhibits:

No exhibits were presented on behalf of this application

The Board having considered the testimony and evidence presented made the following

findings of fact and conclusions of law.

The applicant is proposing a front yard setback variance to allow a porch into the front yard setback area. The setback in the front yard would be consistent with the neighborhood and would be an improvement to the aesthetics of the front of the building and the streetscape. For that reason the applicant had established the necessary C-2 criteria under the Municipal Land Use Law in that benefits would substantially outweigh any detriments.

As to the building coverage variance that is being requested in order to allow for the enlargement of the kitchen in the rear of the structure. The roof area of the building will not extend any greater than what currently exists. The building would become more functional and usable and therefore the variance could be granted.

Both of the variances requested could be granted without substantial detriment to the Master Plan or Zoning Ordinance of the City of Ocean City.

The purpose of the Municipal Land Use Act would be advanced by the deviations which would substantially outweigh any detriments. The granting of the variances to allow the departures would not substantially impair the Zoning Ordinance or Master Plan of the City of Ocean City.

Prior to issuance of a certificate of occupancy all escrow monies must be paid to the City of Ocean City in full.

**NOW, THEREFORE, BE IT RESOLVED** by the Ocean City Zoning Board of Adjustment at its meeting on January 20, 2016, that the front yard setback variance to permit a front yard of 11.79 feet and building coverage variance to allow 29% where 25% is permitted requested are hereby granted. Richard Waddell made the motion to grant the variances, Sharon

Russell seconded the motion, members Sharon Russell, Jeffrey Frost, Michael Petrozza, Richard Waddell, Michael Buck, John Quinn and Tomaso Rotondi voted in favor. Motion passed 7-0.

The granting of the variances is conditioned upon the applicant providing on the subject property a minimum of two shade trees and ground level plant material of either grass or some other permanent green vegetative cover.

Further conditioned on there being no crushed stone or like material in any area with the exception of parking areas in compliance with the City design standards.

**Further conditioned that there be no deviation in the design, construction material or building elevations from that which was presented to the Zoning Board as a part of the application other than minor changes as permitted after the review of the Zoning Board executive committee.**

**Further conditioned that no subsequent additions, alterations or changes can be made without further review by the Ocean City Zoning Board.**

Further conditioned that the applicant will be required to revise the plans to show the sight triangle, to show the landing off of the slider and to show the removal of impervious coverage in other areas of the property to allow for the additional impervious coverage for the landing off of the slider in the rear. The impervious coverage is to remain at 45%.

Further conditioned that the proper survey be placed as a layover on the new plans.

Further conditioned that all fees and real estate taxes associated with the application to the Zoning Board of Adjustment, shall be paid current prior to building permits being issued.

Further conditioned upon any conditions in the Engineering and Planning report by David J. Battistini, P.E., L.S., P.P., of the firm of Battistini Consulting Services, dated December 13,

2015 being complied with but not further contained herein.

Further conditioned upon agreement by the applicant to specific items not contained within this Decision and Resolution, but which were otherwise set forth in the record of the hearing before the Ocean City Zoning Board of Adjustment, which are incorporated herein by reference though not set forth at length herein.

Further conditioned upon the applicant paying all fees pursuant to Ordinance 06-30 (COAH), Development Fee Ordinance of the City of Ocean City, if applicable.

Further conditioned that the applicant comply with Section 25-1700.3.1 and Section 25-1700.3.2 of the City Ordinance requiring that all public improvements be inspected and approved by the City Engineer with twenty-four hour notification of pending improvements being required.

The applicant shall comply with all provisions of the Ocean City Zoning and Land Development Ordinance and any and all municipal, County, State and/or Federal laws or regulations relating or applicable to the proposed project.

The variance approvals are to be good, pursuant to the Ocean City Zoning and Land Development Ordinance, for a date of one (1) year from the date of the adoption of the resolution until the applicant applies for building permit.

Dated: January 20, 2016

ZONING BOARD OF ADJUSTMENT  
CITY OF OCEAN CITY

*Sharon Russell*  
\_\_\_\_\_  
/s/ SHARON RUSSELL, Acting Chairperson

Resolution No. ZC15-048 R:dak  
Block 5305, Lot 2  
Page 6

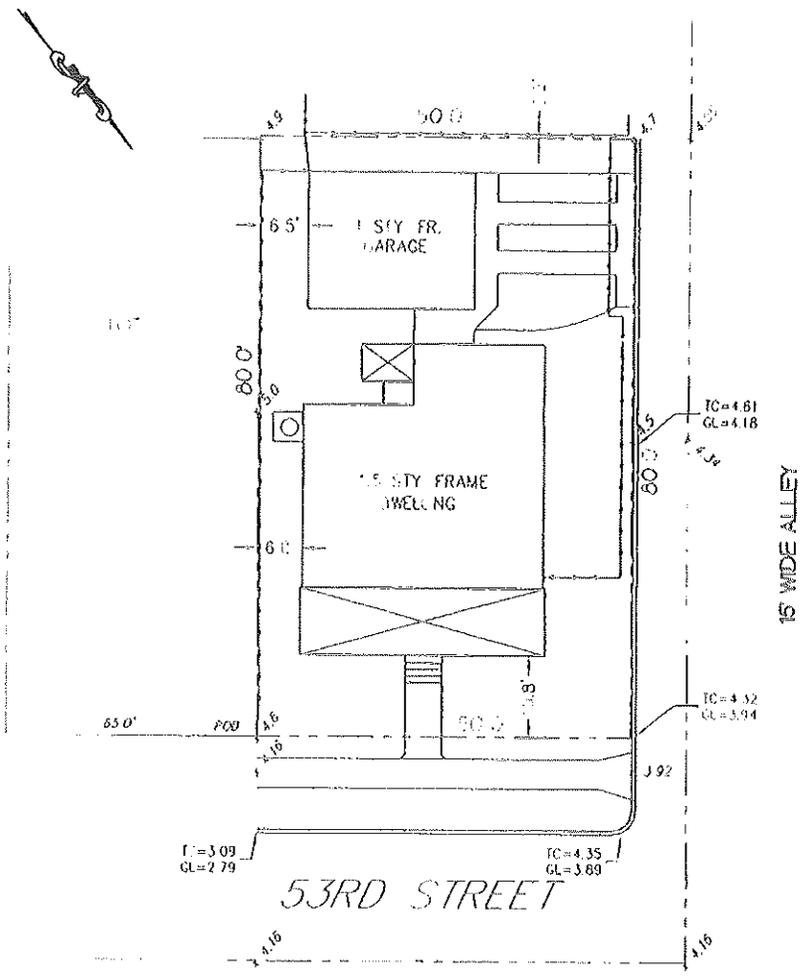
The foregoing is a true copy of the Resolution adopted by the Zoning Board of Adjustment of the City of Ocean City at its meeting on the 11<sup>th</sup> day of November 2016 as held at said meeting.

Dated: 11/11/16

  
Jaime M. Cornell-Fine, Secretary  
Ocean City Zoning Board of Adjustment



HAVEN AVENUE



15 WIDE ALLEY

- NOT FOR CONVEYANCE PURPOSES
- VERTICAL DATUM SHOWN IS BASED ON NAVD 1988. (IF SHOWN)
- THIS PLAN IS BASED ON DEED PROVIDED BY TITLE COMPANY.
- THIS PLAN IS NOT A GUARANTEE OF OWNERSHIP
- BEING LOT 2, BLOCK 5305, TAX MAP OF THE CITY OF OCEAN CITY (FOR INFORMATION PURPOSES ONLY)
- NO CORNER MARKERS SET AS PER CONTRACT.
- SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN OF SURVEY UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT AND AN ACCURATE ABSTRACT ON ALL LOTS AFFECTED BY, OR ADJOINING TO, THE PROPERTY IN QUESTION.
- NO ATTEMPT WAS MADE TO LOCATE THE UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION
- SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.

ISSUED FOR CITY PERMIT USE ONLY

**Design Land Surveying P.A.**  
 P.O. Box 667 Turnersville, N.J. 08012  
 Toll Free Phone 1-800-418-9373  
 Phone (856) 374-1134 - Fax (856) 589-0246



DATE 05/30/25 SURVEY NO  
 SCALE 1"=20' 1507003  
 DRN: TNT

RENOVATION PLAN	SITUATE IN:
108 53RD. STREET	CITY OF OCEAN CITY CAPE MAY COUNTY NEW JERSEY

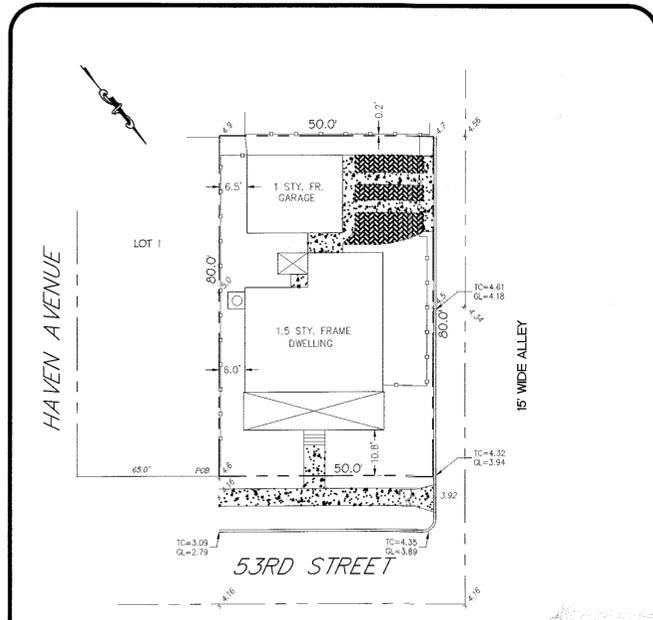
ISSUED TO: CITY OF OCEAN CITY

THOMAS N. TOLBERT  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. 03 38808

SINGLE FAMILY RESIDENTIAL (FRONT PORCH ADDITION)

# 108 53RD STREET

SURVEY



NOT FOR CONVEYANCE PURPOSES  
 VERTICAL DATUM SHOWN IS BASED ON NAVD 1988 (IF SHOWN)  
 THIS PLAN IS BASED ON DEED PROVIDED BY TITLE COMPANY.  
 THIS PLAN IS NOT A GUARANTEE OF OWNERSHIP.  
 BEING LOT 2, BLOCK 5305, TAX MAP OF THE CITY OF OCEAN CITY (FOR INFORMATION PURPOSES ONLY)  
 NO CORNER MARKERS SET AS PER CONTRACT.  
 SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN UPON RECEIPT AND REVIEW OF AN ACCURATE TITLE REPORT AND AN ACCURATE ABSTRACT ON ALL LOTS AFFECTED BY OR ADJOINING TO, THE PROPERTY IN QUESTION.  
 NO ATTEMPT WAS MADE TO LOCATE THE UTILITIES WHICH MAY EXIST ON THIS PROPERTY FROM TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.  
 SUBJECT TO BUILDING REGULATIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND AGREEMENTS OF RECORD, IF ANY.

ISSUED FOR CITY PERMIT USE ONLY

**Design Land Surveying P.A.**  
 P.O. Box 667 Turnersville, N.J. 08012  
 Toll Free Phone 1-800-418-9373  
 Phone (856) 374-1134 - Fax (856) 589-0246



DATE 05/30/25 SURVEY NO. 1507003  
 SCALE 1"=20'  
 DRN: TNT

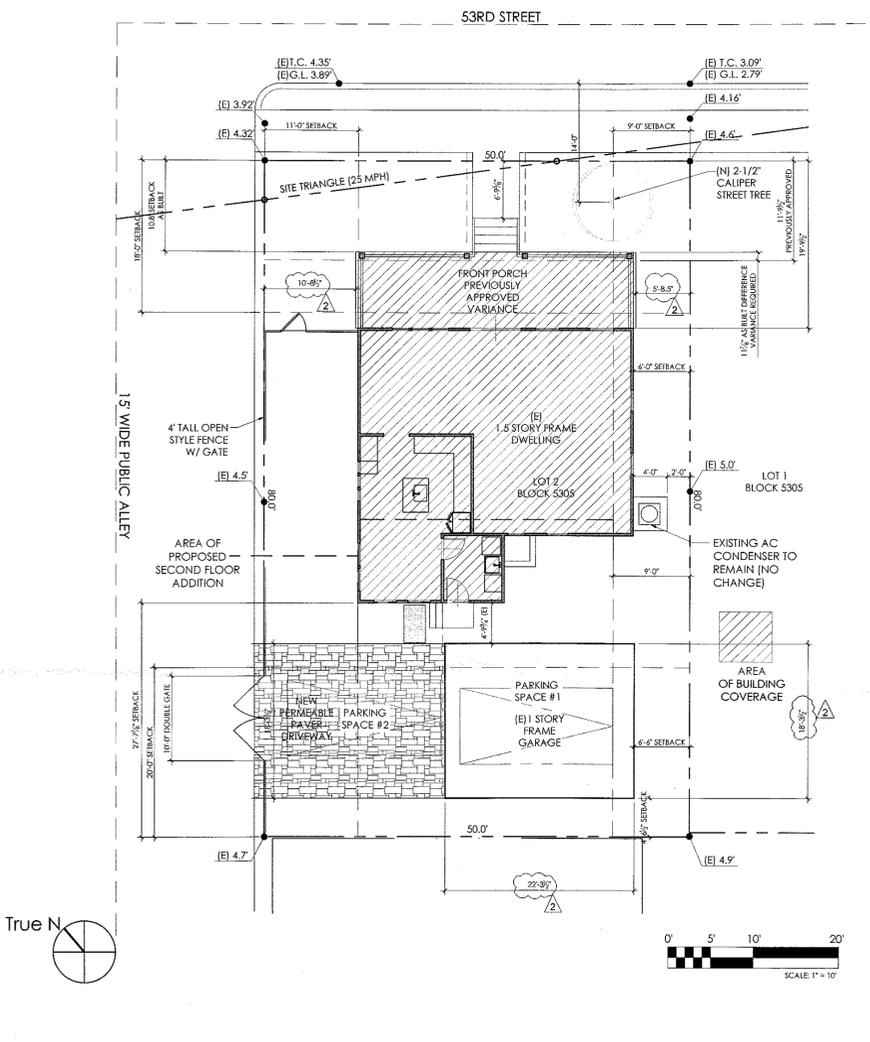
RENOVATION PLAN SITUATE IN:  
 108 53RD STREET CITY OF OCEAN CITY  
 CAPE MAY COUNTY  
 NEW JERSEY

ISSUED TO: CITY OF OCEAN CITY

THOMAS N. TOLBERT  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. GS 38608

PROPOSED SITE PLAN

SCALE: 1"=10'



### ZONING COMPLIANCE SCHEDULE - OCH

ZONING CRITERIA	REQUIRED / PERMITTED	EXISTING	PREVIOUSLY APPROVED	PROPOSED	VARIANCE REQUIRED
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	NO
MINIMUM LOT AREA	5000 S.F. (INTERIOR) 6000 S.F. (CORNER)	4,000 S.F.	4,000 S.F.	4,000 S.F.	NO
MINIMUM LOT WIDTH FRONTAGE	50' (INTERIOR) 60' (CORNER)	50.0'	50.0'	50.0'	NO
MINIMUM LOT DEPTH	100'	80.0'	80.0'	80.0'	NO
FRONT SETBACK BUILDING	18'	19.8'	19.8'	19.8'	NO
FRONT SETBACK PORCH	18'	19.8'	11'-9" 1/2"	10.8'	YES
REAR SETBACK	20'	27'-7 7/8"	27'-7 7/8"	27'-7 7/8"	NO
SIDE SETBACK BUILDING	5' (20' aggregate)	6' East, 11' West (17' aggregate)	6' East, 11' West (17' aggregate)	6' East, 11' West (17' aggregate)	ENC
SIDE SETBACK PORCH	5' (20' aggregate)	5'-8.5" East, 10'-8.5" West (16.5' agg.)	6' East, 11' West (17' aggregate)	5'-8.5" East, 10'-8.5" West (16.5' agg.)	YES
SIDE SETBACK AC CONDENSERS	5.0'	2'	2'	NO CHANGE	NO
MAXIMUM BUILDING HEIGHT (FLAT)	PITCHED 25' ABOVE Z.F.E.	15'-2" +/- ABOVE Z.F.E.	15'-2" +/- ABOVE Z.F.E.	15'-2" +/- ABOVE Z.F.E.	NO
MAX. BUILDING COVERAGE	25%	24%	29%	1,223 S.F. (30.5%)	YES
MAX. IMPERVIOUS COVERAGE	50%	51%	45%	1,796 S.F. (44.9%)	NO
OFF-STREET PARKING SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES	NO
TOTAL STORIES	2	2	2	2	NO
F.A.R.	50%	37%	40%	1,797 S.F. (44.9%)	NO
AC CONDENSER SETBACK	7'-2" SIDE YARD SETBACK	2'-0"	2'-0"	2'-0"	ENC/NO CHANGE
PARKING SETBACK	1'	5'	5'	5'	NO
ACCESSORY STRUCTURE					
MINIMUM SIDE YARD SETBACK	2'	6.5'	6.5'	6.5'	NO
MINIMUM REAR YARD SETBACK	4'	5'	5'	5'	NO
MINIMUM SIZE	10X20	18-3.5'X22-3.5"	18-3.5'X22-3.5"	18-3.5'X22-3.5"	NO
MAXIMUM HEIGHT	15'	14'	14'	14'	NO
MIN. DISTANCE TO MAIN BUILDING	8'	5.17'	5.17'	5.17'	YES

### PROJECT DATA

Owner: David Radak  
 Address: 108 53rd Street, Ocean City, NJ 08226  
 Code: 2021 International Residential Code, New Jersey Edition  
 Use Group: R-5  
 Construction Type: VB  
 Flood Zone: A  
 Base Flood Elevation: 9'-0" B.F.E.  
 Design Floor Elevation: 11'-0" D.F.E.  
 Toning Flood Elevation: 12'-0" Z.F.E.  
 Zone: OCH  
 Lot: 2  
 Block: 5305  
 Max. Elevation Height: 30'-0" ABOVE 12'-0" Z.F.E.  
 (E) Building Height 15'-2" above ZFE  
 Lot Square Footage: 4,000 sf  
 Building Coverage: (E) 1,191 sf with front porch addition (29%)  
 (P) 1,233 sf with front porch addition (30.8%)  
 Impervious Coverage: (E) 2,221 sf (55.5%)  
 Impervious Coverage: (P) 1,796 sf (44.9%)  
 First Floor: (E) 934 sf  
 Second Floor: (E) 672 sf  
 (P) 865 sf  
 FAR: (E) 1,606 sf (37%)  
 (N) 1,797 sf (44.9%)  
 Building Volume: 2,720 cubic feet

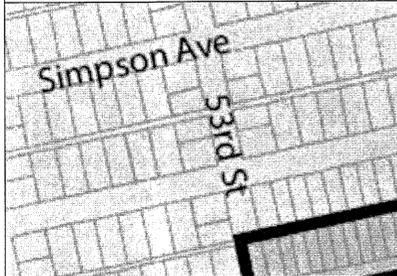
### 200' NEIGHBOR LIST

Block	Lot	Property Address	Priority	Owner	Address	City	State	Zip
304	1	524 53RD AVE	1	CITY OF OCEAN CITY	524 53RD AVE	OCEAN CITY	NJ	08226
305	1	525 53RD AVE	1	YOUNGBURG, JAMES GARY & MARY CATR	525 53RD AVE	OCEAN CITY	NJ	08226
305	2	526 53RD AVE	1	MATTHEWS, PATRICIA H	526 53RD AVE	OCEAN CITY	NJ	08226
305	3	527 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	527 53RD AVE	OCEAN CITY	NJ	08226
305	4	528 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	528 53RD AVE	OCEAN CITY	NJ	08226
305	5	529 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	529 53RD AVE	OCEAN CITY	NJ	08226
305	6	530 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	530 53RD AVE	OCEAN CITY	NJ	08226
305	7	531 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	531 53RD AVE	OCEAN CITY	NJ	08226
305	8	532 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	532 53RD AVE	OCEAN CITY	NJ	08226
305	9	533 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	533 53RD AVE	OCEAN CITY	NJ	08226
305	10	534 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	534 53RD AVE	OCEAN CITY	NJ	08226
305	11	535 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	535 53RD AVE	OCEAN CITY	NJ	08226
305	12	536 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	536 53RD AVE	OCEAN CITY	NJ	08226
305	13	537 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	537 53RD AVE	OCEAN CITY	NJ	08226
305	14	538 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	538 53RD AVE	OCEAN CITY	NJ	08226
305	15	539 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	539 53RD AVE	OCEAN CITY	NJ	08226
305	16	540 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	540 53RD AVE	OCEAN CITY	NJ	08226
305	17	541 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	541 53RD AVE	OCEAN CITY	NJ	08226
305	18	542 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	542 53RD AVE	OCEAN CITY	NJ	08226
305	19	543 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	543 53RD AVE	OCEAN CITY	NJ	08226
305	20	544 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	544 53RD AVE	OCEAN CITY	NJ	08226
305	21	545 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	545 53RD AVE	OCEAN CITY	NJ	08226
305	22	546 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	546 53RD AVE	OCEAN CITY	NJ	08226
305	23	547 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	547 53RD AVE	OCEAN CITY	NJ	08226
305	24	548 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	548 53RD AVE	OCEAN CITY	NJ	08226
305	25	549 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	549 53RD AVE	OCEAN CITY	NJ	08226
305	26	550 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	550 53RD AVE	OCEAN CITY	NJ	08226
305	27	551 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	551 53RD AVE	OCEAN CITY	NJ	08226
305	28	552 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	552 53RD AVE	OCEAN CITY	NJ	08226
305	29	553 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	553 53RD AVE	OCEAN CITY	NJ	08226
305	30	554 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	554 53RD AVE	OCEAN CITY	NJ	08226
305	31	555 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	555 53RD AVE	OCEAN CITY	NJ	08226
305	32	556 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	556 53RD AVE	OCEAN CITY	NJ	08226
305	33	557 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	557 53RD AVE	OCEAN CITY	NJ	08226
305	34	558 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	558 53RD AVE	OCEAN CITY	NJ	08226
305	35	559 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	559 53RD AVE	OCEAN CITY	NJ	08226
305	36	560 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	560 53RD AVE	OCEAN CITY	NJ	08226
305	37	561 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	561 53RD AVE	OCEAN CITY	NJ	08226
305	38	562 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	562 53RD AVE	OCEAN CITY	NJ	08226
305	39	563 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	563 53RD AVE	OCEAN CITY	NJ	08226
305	40	564 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	564 53RD AVE	OCEAN CITY	NJ	08226
305	41	565 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	565 53RD AVE	OCEAN CITY	NJ	08226
305	42	566 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	566 53RD AVE	OCEAN CITY	NJ	08226
305	43	567 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	567 53RD AVE	OCEAN CITY	NJ	08226
305	44	568 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	568 53RD AVE	OCEAN CITY	NJ	08226
305	45	569 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	569 53RD AVE	OCEAN CITY	NJ	08226
305	46	570 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	570 53RD AVE	OCEAN CITY	NJ	08226
305	47	571 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	571 53RD AVE	OCEAN CITY	NJ	08226
305	48	572 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	572 53RD AVE	OCEAN CITY	NJ	08226
305	49	573 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	573 53RD AVE	OCEAN CITY	NJ	08226
305	50	574 53RD AVE	1	STERNBERG, JAMES GARY & MARY CATR	574 53RD AVE	OCEAN CITY	NJ	08226

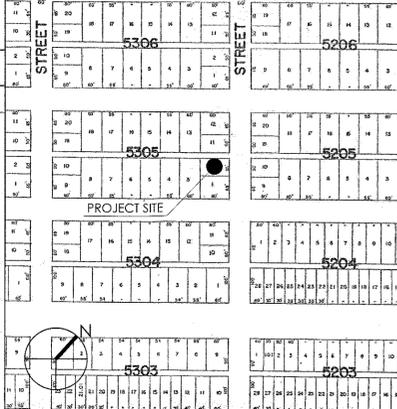
### SHEET INDEX

ARCHITECTURAL DRAWINGS  
 V.01 Title Sheet, Schedule, Survey, Site Plan and Key Maps  
 V.02 Floor Plans  
 V.03 Demo Exterior Elevations  
 V.04 Proposed Exterior Elevations

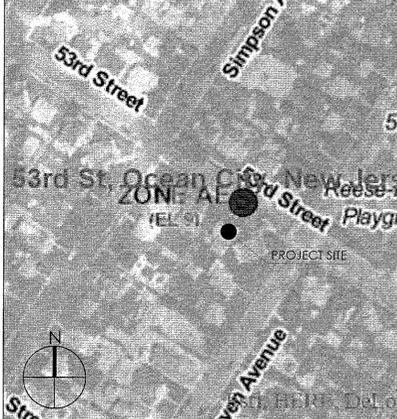
### ZONING MAP SCALE: 1"=200'



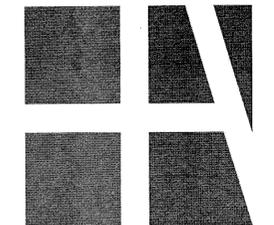
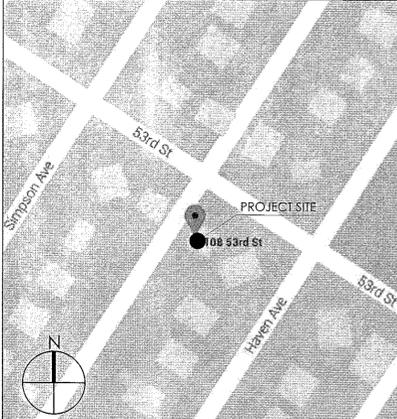
### TAX MAP N.T.S.



### FEMA FLOOD MAP N.T.S.



### ZONING KEY MAP SCALE: 1"=100'



Halliday Architects

email: chris@hallidayarchitects.com  
 Tel: 609.602.3268

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PROJECT TEAM:

Signature of Christopher Halliday  
 SIGNATURE CHRISTOPHER HALLIDAY PL 1A101936000

### SUBMITTAL INFO. / DATE

ZONING REVISIONS / 07.09.2025

ZONING REVISIONS / 12.19.2025

### PROJECT INFORMATION: 24064

DATE: 03.12.2025 DRAWN BY: CMH  
 PROJECT: 108 53rd Street  
 Lot 2 Block 5305

PROJECT ADDRESS: 108 53rd Street  
 Ocean City, NJ 08226

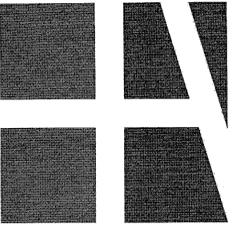
OWNER CONTACT: David Radak  
 Tel: (484) 264-3286  
 Address: 108 53rd Street  
 Ocean City, NJ 08226

SHEET NUMBER AND NAME:

V.01

Title Sheet, Project  
 Data and  
 Door and Window  
 Schedule

SCALE: 1"=10'



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email: chris@hallidayarchitects.com  
Tel: 609.602.3268

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PROJECT TEAM:

SIGNATURE  
CHRISTOPHER HALLIDAY 17421101936000

SUBMITTAL INFO./ DATE

ZONING REVISIONS/ 07.09.2025

ZONING REVISIONS/ 12.19.2025

PROJECT INFORMATION: 24064

DATE: 03.12.2025 DRAWN BY: CMH

(PROJECT)

108 53rd Street  
Lot 2 Block 5305

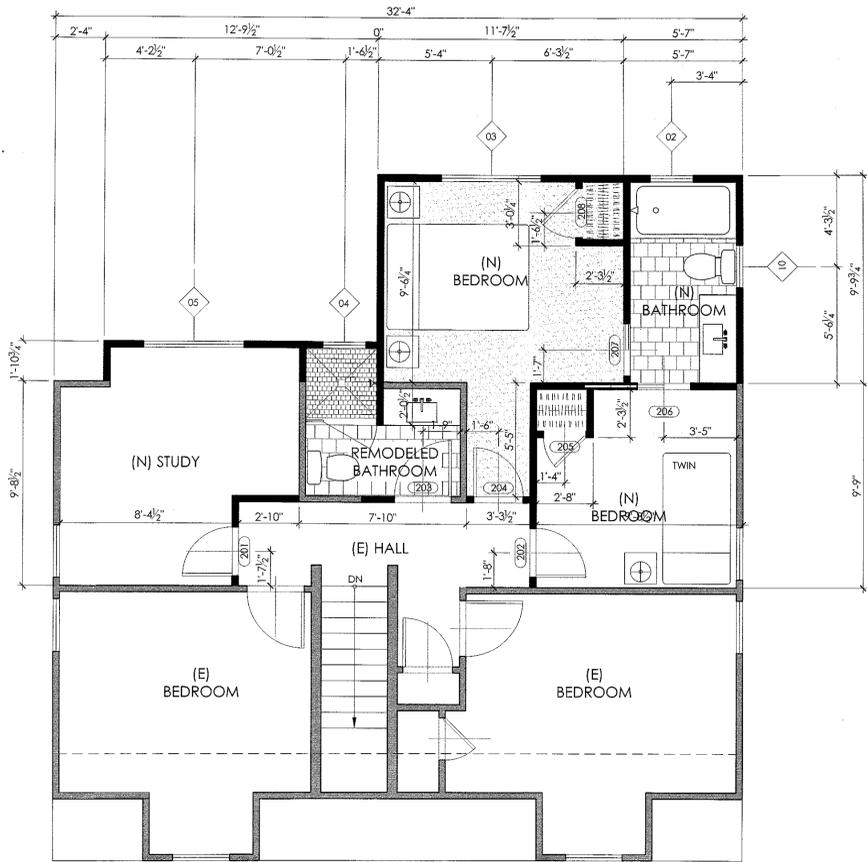
(PROJECT ADDRESS)  
108 53rd Street  
Ocean City, NJ  
08226

(OWNER CONTACT)  
David Rodak  
Tel: (484) 264-3286  
Address: 108 53rd Street  
Ocean City, NJ  
08226

SHEET NUMBER AND NAME:

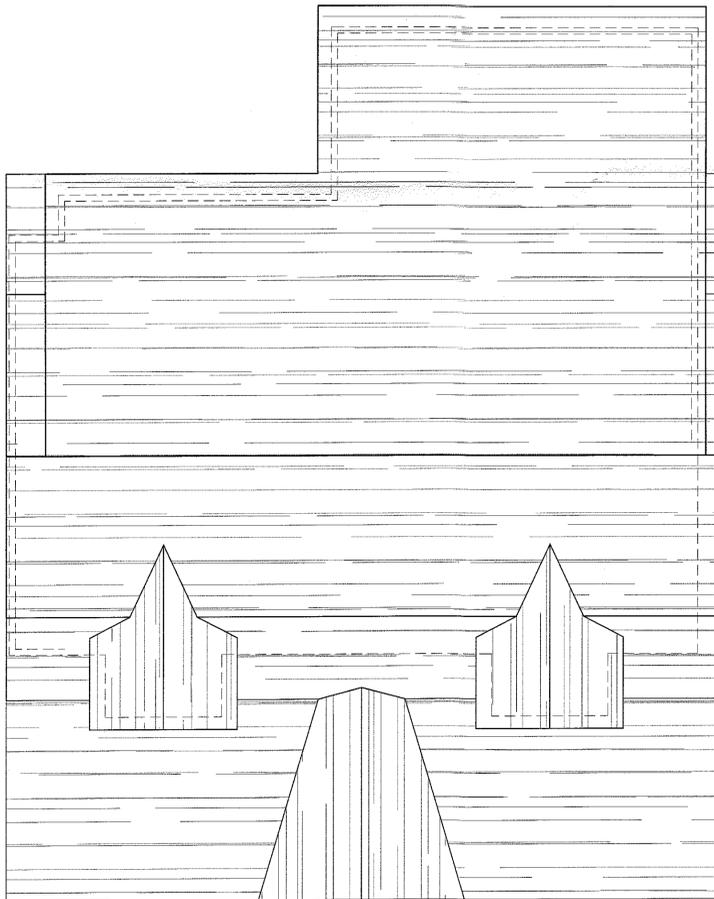
V.02

Selective Removal  
Plans and Proposed  
Plans



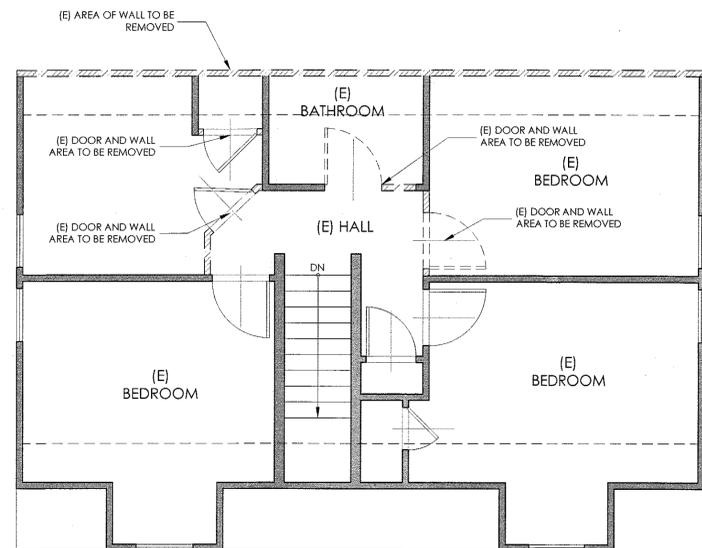
PROPOSED SECOND FLOOR PLAN

scale: 1/4" = 1'-0"



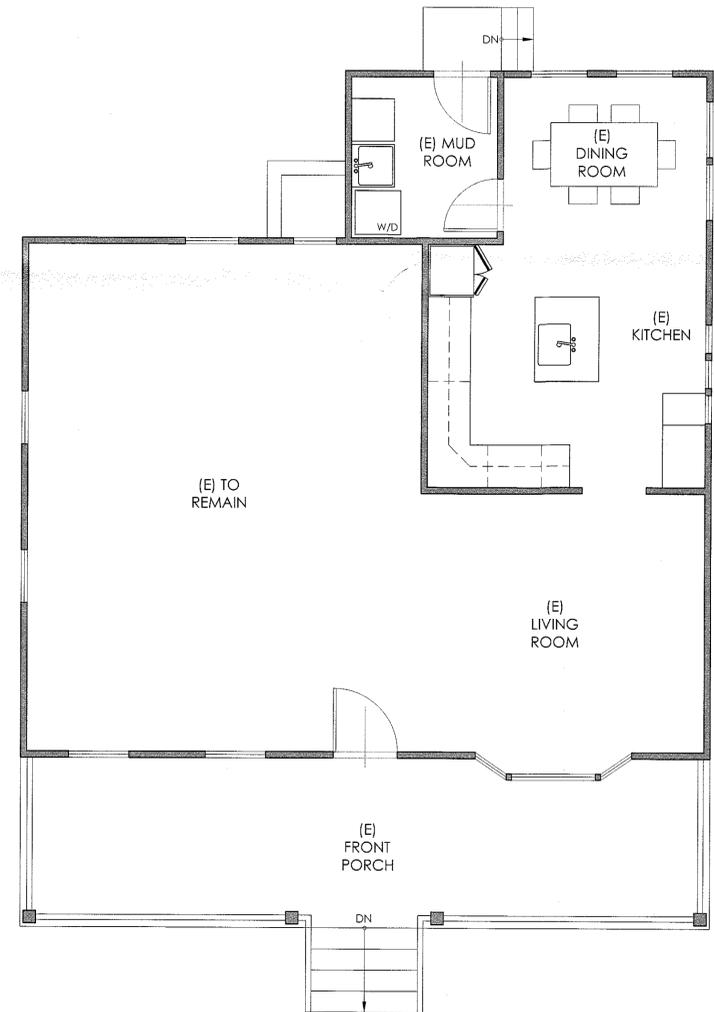
PROPOSED ROOF PLAN

scale: 1/4" = 1'-0"



SELECTIVE REMOVAL SECOND FLOOR PLAN

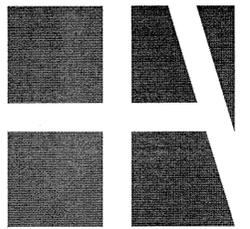
scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

scale: 1/4" = 1'-0"



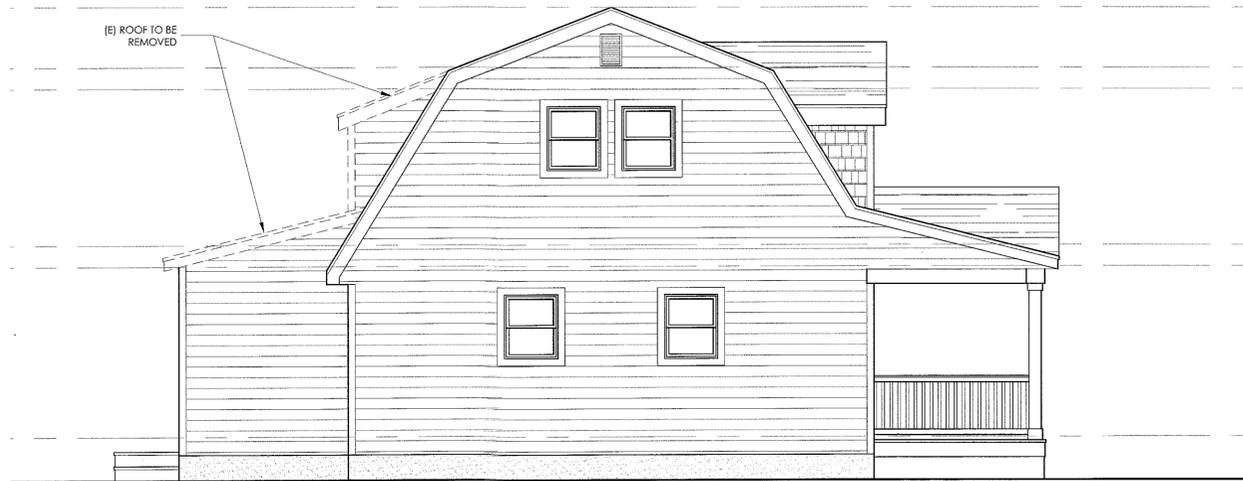


Halliday Architects

email: chris@hallidayarchitects.com  
Tel: 609.602.3268

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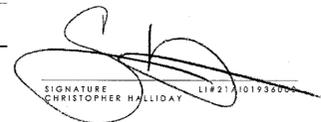
PROJECT TEAM:



SELECTIVE REMOVAL SIDE (EAST) ELEVATION 4  
scale: 1/4" = 1'-0"



SELECTIVE REMOVAL ALLEY SIDE (WEST) ELEVATION 2  
scale: 1/4" = 1'-0"

  
SIGNATURE: CHRISTOPHER HALLIDAY LIC# 2110193200

SUBMITTAL INFO. / DATE

ZONING REVISIONS/ 07.09.2025 

ZONING REVISIONS/ 12.19.2025 

PROJECT INFORMATION: 24064

DATE: 03.12.2025 DRAWN BY: CMH

(PROJECT)

108 53rd Street  
Lot 2 Block 5305

(PROJECT ADDRESS)  
108 53rd Street  
Ocean City, NJ  
08226

(OWNER CONTACT)  
David Rodak  
Tel: (484) 264-3286  
Address: 108 53rd Street  
Ocean City, NJ  
08226

SHEET NUMBER AND NAME:

V.03

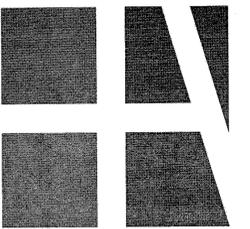
Selective  
Removal  
Elevations



SELECTIVE REMOVAL REAR ELEVATION (SOUTH) 3  
scale: 1/4" = 1'-0"



EXISTING 53RD STREET ELEVATION (NORTH) 1  
scale: 1/4" = 1'-0"



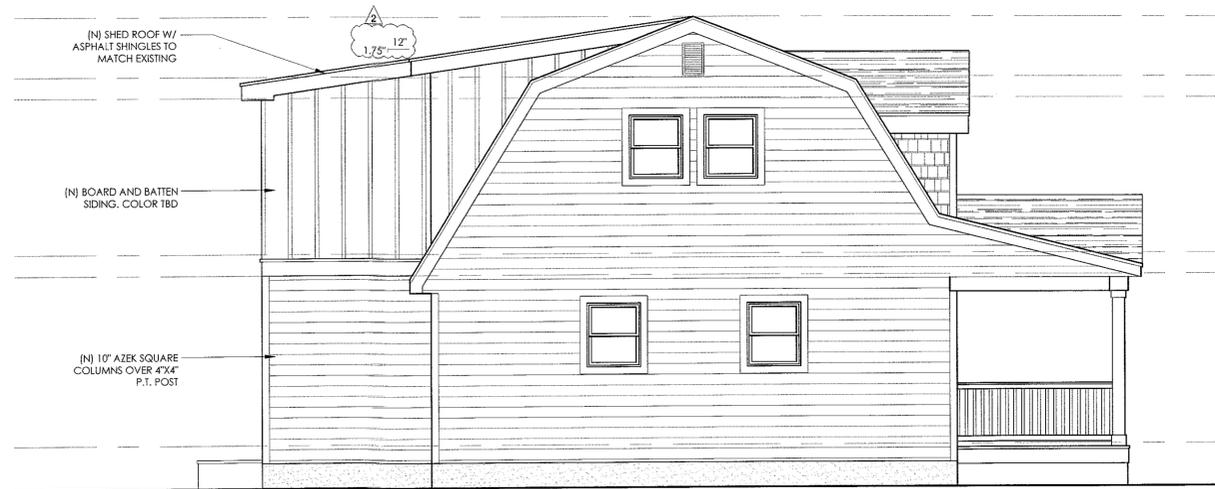
Halliday Architects

email: chris@hallidayarchitects.com  
Tel: 609.602.3268

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PROJECT TEAM:

*Signature*  
SIGNATURE  
CHRISTOPHER HALLIDAY LP#21A11936000



PROPOSED SIDE (EAST) ELEVATION 4  
scale: 1/4" - 1'-0"



PROPOSED ALLEY SIDE (WEST) ELEVATION 2  
scale: 1/4" - 1'-0"

SUBMITTAL INFO. / DATE	
ZONING REVISIONS/ 07.09.2025	▲
ZONING REVISIONS/ 12.19.2025	▲



PROPOSED REAR ELEVATION (SOUTH) 3  
scale: 1/4" - 1'-0"



EXISTING 53RD STREET ELEVATION (NORTH) NO CHANGE 1  
scale: 1/4" - 1'-0"

PROJECT INFORMATION: 24064  
DATE: 03.12.2025 DRAWN BY: CMH  
PROJECT: 108 53rd Street Lot 2 Block 5305  
PROJECT ADDRESS: 108 53rd Street Ocean City, NJ 08226  
OWNER CONTACT: David Rodak Tel: (484) 264-3286 Address: 108 53rd Street Ocean City, NJ 08226  
SHEET NUMBER AND NAME:

V.04

Proposed Elevations