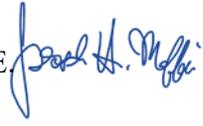




REVIEW MEMORANDUM #1

DATE: January 14, 2026 *(Revised 1/15/26)*
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E. 
EDA #: OC-338Z
OCEAN CITY APP. #: ZBA 25-019
MEETING DATE: TBD
RE: Block 2306, Lot 17
 2316 Simpson Avenue
APPLICATION TYPE: Variance Application
APPLICANT: Ocean City Development, LLC
ZONE: Bay West Neighborhood Zone (BW-1-40)
PLANS PREPARED BY: Design Land Surveying, P.A. & Halliday Architects

Sheet	Description	Prepared By	Date	Latest Rev. Date
---	Base Survey	Design Land Surveying, P.A.	9/2/25	---
V.01	Title Sheet, Project Data, Site Plan, Notes	Halliday Architects	12/2/25	---
V.02	Floor Plans	Halliday Architects	12/2/25	---
V.03	Exterior Elevations	Halliday Architects	12/2/25	---

The following additional documents were reviewed:

- Zoning Board Application dated 12/24/25;
- Correspondence from Elias Manos, Esq dated 1/9/26;
- Memorandum from Lt. Robert Reichanek dated 1/9/26;
- Memorandum from the Ocean City Zoning Office dated 1/8/26;
- Memorandum from the Ocean City Municipal Engineer dated 1/9/26; and
- Report from the Ocean City Construction Office dated 1/9/26.

Zoning Requirements – Bay West Neighborhood Zone (BW-1-40)

	<u>Required/ Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Principal Structure</u>				
Use	1 Family	N/A	1 Family	NO
Minimum Lot Area (Interior)	4,000 SF	4,600 SF	4,600 SF	NO
Minimum Lot Width (Interior)	40'	40'	40'	NO
Min. Lot Frontage (Interior)	40'	40'	40'	NO
Minimum Setbacks:				
Front Yard (Bldg.)	25'	N/A	36'	NO
Front Yard (Porch)	25'	N/A	25'	NO
Side Yard (N)	5'	N/A	6.02'	NO
Side Yard (S)	5'	N/A	6'	NO
Side Yard (Total)	11'	N/A	12.02'	NO
Side Yard Setback (HVAC)	4'	N/A	4.5'	NO
Side Yard Setback (Chimney)	3.5'	N/A	5.02'	NO
Rear Yard (Alley-Bldg.)	28.75'	N/A	29'	NO
Minimum Lot Depth	100'	115'	115'	NO
Maximum Building Height	30'	N/A	30'	NO
Total Stories	2.4	N/A	2	NO
Maximum Building Coverage	38%	N/A	37.2%	NO
Maximum Impervious Coverage	65%	0%	60.6%	NO
Minimum # Parking Spaces (5BR)	3	N/A	3	NO
Minimum Parking Setback	1'	NO	8'	NO
Gutters	Required	N/A	Provided	NO
Street Trees	2	2	2	NO
Maximum Roof Eave Height	19'	N/A	19'	NO
Minimum Arch. Projection Setback	4'	N/A	4'	NO
Maximum Arch. Projection Length	17.25'	N/A	16.27'	NO
Maximum Floor Area Ratio	80%	N/A	59.5%	NO
Maximum Elevation of Front 1/3 of Dwelling	11.0	N/A	16.12	YES
<u>Accessory Structure (Pool)</u>				
Minimum Rear Yard Setback	6'	N/A	6'	NO
Minimum Side Yard Setback	6'	N/A	6'	NO
Minimum Dist. to Principal Bldg.	4'	N/A	7'	NO
Minimum Pool Equipment Setback	6'	N/A	18.5'	NO

Project Description

The Applicant is seeking Variance Approval to construct a single-family dwelling and inground swimming pool at 2316 Simpson Avenue, Block 2306, Lot 17.

Review Comments:

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

1. The proposed structure is designed to provide a first-floor elevation of 16.12. As per Section 25-204.23.5, Schedule of District Regulations, Note (5b), the first one-third of the first floor is permitted to be a maximum of 5 feet above the exterior grade elevation (approximately 10.2) or a minimum of 2 feet above the Base Flood Elevation (BFE). Since the BFE is 9.0, the maximum permitted elevation is 11.0.

Therefore, a Variance is required.

2. A detail for the proposed retaining wall shall be provided on the plans.
3. Top of wall and bottom of wall elevations shall be provided on the plans for the retaining wall.
4. The proposed tree species for the street trees shall be provided on the plans.
5. The proposed spot elevations at each end of the sidewalk shall be indicated to match the elevation of the adjacent sidewalk.
6. A detail for the proposed fence shall be provided on the plans.
7. A Performance Guaranty and Inspection Escrow shall be provided for all public improvements.
8. The Applicant shall be aware that the Alley has a moratorium until 5/29/27, but since the home was sold on 10/16/25, the Ocean City Engineer's Office will allow utility work in the alley.
9. All plan revisions as required from any approval must be completed, provide revision dates and the revised plans submitted for review.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica Fenton, Zoning Officer
Elias T. Manos, Esquire
Avery Teitler, Esq., Applicant's Attorney
Ocean City Development, LLC, Applicant
Christopher Halliday, RA
Thomas Tolbert, PLS
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

2316 SIMPSON AVENUE

ZBA 25-019

EDA #OC-338Z



Picture 1

View of the front of the property from Simpson Avenue on 1/13/26

ENGINEERING DESIGN ASSOCIATES, P.A.

2316 SIMPSON AVENUE

ZBA 25-019

EDA #OC-338Z



Picture 2

View looking north along Simpson Avenue on 1/13/26

ENGINEERING DESIGN ASSOCIATES, P.A.

2316 SIMPSON AVENUE

ZBA 25-019

EDA #OC-338Z



Picture 3

View of the back of the property from the Alley on 1/13/26

ENGINEERING DESIGN ASSOCIATES, P.A.

2316 SIMPSON AVENUE

ZBA 25-019

EDA #OC-338Z



Picture 4

View looking northeast of the back of the property from the Alley on 1/13/26

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

DEC 29 '25 AM 11:35
RECEIVED PLANNING

December 23, 2025

VIA HAND DELIVERY

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

RE: 2316-18 Simpson Avenue
Lot: 17, Block: 2306

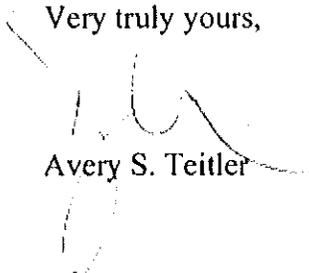
Dear Mrs. Felker:

I herewith enclose the Application of Ocean City Development Group, LLC, owner of the above Property, for variance relief to construct a new single family dwelling that will not have one-third of the habitable building length dropped to create a split level at ZFE. This is the only variance requested or required for approval of this Application and the proposed building will comply with all bulk requirements for the zone. 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 Plan prepared by Halliday Architects. Also attached, please find the 200-foot list, confirmation of paid taxes and 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: Client (via email only)
Christopher Halliday (via email only)

enclosures



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

PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION XXX PLANNING BOARD APPLICATION _____

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

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

*Applicant's E mail Address _____

Phone Number (Home) _____ (Work) _____

Owner's Name SAME

Owner's Mailing Address SAME

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

Location of Premises 2316-18 SIMPSON AVENUE
 (Street address)

Block(s) 2306 Lot(s) 17 Zone BW-1-40
 (Tax Map reference)

B. Description the application: LACK OF HABITABLE BUILDING LENGTH DROPPED TO CREATE A SPLIT LEVEL AT ZFE VARIANCE RELIEF TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING ON THE PROPERTY.

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 | <input type="checkbox"/> Site Plan Minor |



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

D. Request is hereby made for permission to (erect, alter, convert, use) a NEW SINGLE-FAMILY DWELLING

1) Said property is: 40 FOOT BY 100 FOOT
 (Give dimensions and area)
 and has the following structures: VACANT

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: _____

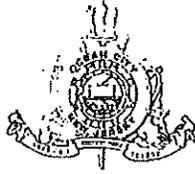
3) Size and setbacks of proposed building and/or addition:

Width of building: 28 Length of building: 35
 Height: 30 ABOVE ZFE Stories: 2
 Front: 36 Rear: 29
 Side: 6 +/- Side: 6 +/-
 % Building Coverage: 37.2 % Impervious Surface Coverage: 60.6

4) Date property acquired and prevailing zoning at time of acquisition: OCTOBER 16, 2025, SAME ZONE

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

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



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

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

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

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

Present use of existing building(s) and premises: SINGLE FAMILY 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: 0/ 2,740

Existing and proposed parking spaces: 3 & 3

Existing and proposed number of lots: 1 & 1

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: SINGLE FAMILY HOME

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
741 WEST AVENUE, OCEAN CITY, NJ 08226

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



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

ESCROW FEES SUBMITTED

FINANCIAL RESPONSIBILITY STATEMENT

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

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

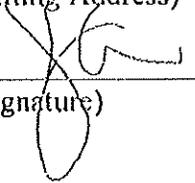
.....
 I have read Section §25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection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

Please Print Clearly

PATRICK HALLIDAY
 (Name)

 (Daytime Phone)

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


 (Signature)

Patrick Halliday
 (Applicant)

12/23/25
 (Date)

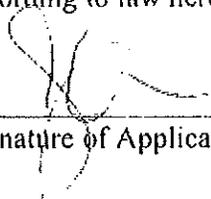
Note: The application will be deemed incomplete if all information above is not fully completed.



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

AVERY S. TEITLER _____ 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)

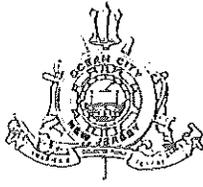
700 HAVEN AVENUE, OCEAN CITY, NJ 08226
(Address)

(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 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: OCEAN CITY DEVELOPMENT GROUP, LLC
 NAME OF OWNER: SAME
 NAME OF PROFESSIONAL(S): CHRISTOPHER HALLIDAY

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 Applicant, owner of 2316-18 Simpson Avenue (the "Property") requests variance relief to construct a new single family dwelling that will not have one-third of the habitable building length dropped to create a split level at Zoning Floor Elevation. This is the only variance requested or required. Variance relief is NOT required for the height of the structure or any other bulk metric. Additionally, it is important for the Board to note that the proposed building will be under several bulk criteria for the zone.

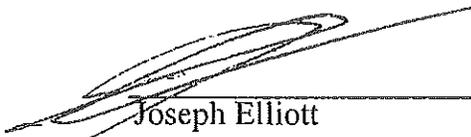
As a result of the above, the variance can appropriately be granted under the C(2) criteria. Eliminating the split level will provide further flood protection for the proposed structure. The requested relief is de minimis in nature. It will not be visible from the street. Granting the requested variance presents little or no detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.

**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 2306
LOT NUMBER 17
PROPERTY LOCATION 2316-18 SIMPSON AVE., 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 12/3/2025



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.

RECEIVED

DEC 03 2025

TAX ASSESSMENT OFFICE



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

FORM B
REQUEST FOR ADDRESSES WITHIN 200'

Submit to Tax Assessment Office
(861 Asbury Avenue)

Applicant OCEAN CITY DEVELOPMENT GROUP, LLC

Block: 2306

Lot: 17

Property Address: 2316-18 SIMPSON 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:

EVERY S. TEITLER, 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	Owner Address City, State	Zip Code
2305 3 C2337	2337-39 SIMPSON AVE	2	MCGARRITY, ANDREW KEITH & SUSAN 1625 FOREST CREEK DR BLUE BELL, PA	19422
2305 3 C2339	2337-39 SIMPSON AVE	2	ALBERTUS, WILLIAM J & MARIAN L 1610 ALCOTT CIR WEST CHESTER, PA	19380
2305 4	2333-35 SIMPSON AVE OB2305 L177	2	TENAGLIA, THOMAS J SR & KATHLEEN V 2333 SIMPSON AVE OCEAN CITY, NJ	08226
2305 5 C1	2329-31 SIMPSON AVE	2	BEIERLE, JOHN & MARY 2001 BLACK SMITH CIR DOWNTOWN, PA	19335
2305 5 C2	2329-31 SIMPSON AVE	2	KELLER, DAVID & ELLEN MCGEE 705 FAIRCASTLE AVE SEVERNA PARK, MD	21146
2305 6 C1	2325 SIMPSON AVE	2	NAILOR, EDWARD B & MARY JO 1 CANDLEWOOD DR MANTUA, NJ	08053
2305 6 C2	2327 SIMPSON AVE	2	OSLER, ROBERT P & MARY B 55 COUNTRY SQUIRE LN MARLTON, NJ	08053
2305 7	2321-23 SIMPSON AVE OB2305 L174	2	KAMPMEYER, RYAN E JR 2321 SIMPSON AVE OCEAN CITY, NJ	08226
2305 8 C1	2317-19 SIMPSON AVE	2	HALBREINER, CARL M TRUSTEE 17612 WHEAT FALL DR ROCKVILLE, MD	20855
2305 8 C2	2317-19 SIMPSON AVE	2	WINTER, MARK R & SUZANNE M 169 GRANDVIEW RD SPRINGFIELD, PA	190641734
2305 9 C1	2311-13 SIMPSON AVE	2	MULLIGAN, MARIAN B 2311 SIMPSON AVE OCEAN CITY, NJ	08226
2305 9 C2	2311-13 SIMPSON AVE	2	BARBER, JOSEPH W JR & MAUREEN 68 HUXLEY CIRCLE MARLTON, NJ	08033
2305 10 C1	2307-09 SIMPSON AVE	2	2307 SIMPSON AVENUE, LLC 2406 KALORAMA RD, NW WASHINGTON, DC	20006

Block Lot Cuel	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
2305 10 C2	2307-09 SIMPSON AVE	2	PAOLIZZI, DEAN & LISA 31 TWO PENNY RUN PILESGROVE, NJ	08098
2305 11	2301 SIMPSON AVE OB2305 L169A	2	MCMAMEE, MICHAEL J & EILEEN F 260 WINDSOR WAY DOYLESTOWN, PA	18901
2305 12	104 23RD ST OB2305 L169B	2	WEAVER, WILLIAM J & D ETALS(LE) 111 HARDING AVE FEASTERVILLE, PA	19353
2305 15	2308 HAVEN AVE OB2305 L231	2	HALBREINER, ROBERT & ELIZABETH 2402 BROOKHAVEN DR YARDLEY, PA	19067
2305 16 C1	2312-14 HAVEN AVE	2	PRESKI, DAVID V & PATRICIA 108 ALEXANDER COURT WARWICK, PA	18974
2305 16 C2	2312-14 HAVEN AVE	2	PRESKI, DAVID V & PATRICIA 108 ALEXANDER CT WARWICK, PA	18974
2305 17	2316-18 HAVEN AVE OB2305 L233	2	BOETTGER, WILLIAM C 1920 HIDDEN CREST DR EL CAJON, CA	92019
2305 18	2320-22 HAVEN AVE OB2305, L234	2	CONNOR, JAMES J & MARY FRANCES 2320 HAVEN AVE OCEAN CITY, NJ	08226
2305 19	2324-26 HAVEN AVE OB2305 L235	2	SHEFFIELD, RICHARD E JR & DEBRA TRU 319 NAUTILUS CT FORT MYERS, FL	33908
2305 2	2341 BAY AVE OB2306 L59	2	GLACE, JOHN E & JUNE ANTONELLI 2341 BAY AVE OCEAN CITY, NJ	08226
2306 3 C2337	2337-39 BAY AVE	2	KIRN, WILLIAM A & JOANNE T 1221 BAY TREE COURT, BX220 HONEY BROOK, PA	15344
2306 3 C2339	2337-39 BAY AVE	2	MC ENTEE, SR GARY M & MARY E 45 BRENTWOOD RD BOOTHWYN, PA	15061
2306 4	2333-35 BAY AVE OB2306 L57	2	MALLOY, MICHAEL H & BARBARA J 472 N PRINCE FREDERICK ST KING OF PRUSSIA, PA	19406

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
2306 5	2329 BAY AVE OB2306 L56	2	PRESNALL, JOHN R & NICOLE C 2329 BAY AVE OCEAN CITY, NJ	08226
2306 6	2325 BAY AVE OB2306 L55	2	BIANCHI, GREGORY R & CHRISTINE A 41 JACQUELINE PL SEWELL, NJ	08080
2306 7	2321 BAY AVE OB2306 L54	2	GALLAHER, CLAUDE W III & GINA D 123 WEATHERBY LN GLASSBORO, NJ	08028
2306 8	2317 BAY AVE OB2306 L53	2	CARUSO, ANDREW J & CYNTHIA A 206 BARBERRY LN HADDONFIELD, NJ	08033
2306 9	2313 BAY AVE OB2306 L52	2	REGENSBURGER, ROBERT C & SHARON F 330 S HAWTHORNE AVE LANGHORNE, PA	19047
2306 10	2309 BAY AVE	2	MALENO, ROBERT & MARY ANN 1382 W CROSSVIEW WAY HERNANDO, FL	34442
2306 11	2305-07 BAY AVE OB2306 L50	2	LAWLER, WILLIAM H & BEVERLY A 102 RIVER DR TITUSVILLE, NJ	08560
2306 12	2 23RD ST OB2306 L49	2	REYNOLDS, SCOTT C & KATHLEEN 117 BRONDESURRY PL CHERRY HILL, NJ	08003
2306 13	2300-02 SIMPSON AVE OB2306 L109	2	CROSS, FRANCIS & ROSEANNA 2318 S 21ST ST PHILA, PA	19145
2306 14	2304 SIMPSON AVE OB2306 L110	2	ZACCARIA, THOMAS M & CAROL A 1106 GAIT WAY DOWNTOWN, PA	19335
2306 15	2308 SIMPSON AVE OB2306 L111	2	HACHEMEISTER, ROBERT S & AMY E 73 DRAKE AVE STATEN ISLAND, NY	10304
2306 16	2312-14 SIMPSON AVE OB2306 L112	2	WYBIERALA, PETER A 930 TURNER QUAY JUPITER, FL	33456
2306 17	2316-18 SIMPSON AVE OB2306 L113	2	OCEAN CITY DEVELOPMENT LLC 700 HAVEN AVE OCEAN CITY, NJ	08226

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
2305 18	2320 SIMPSON AVE 082306 L114	2	WILLIAMS, DAVID S & KAREN L 25 POMPA LN TELFORD, PA	18969
2305 19	2324-26 SIMPSON AVE 082306 L115	2	PANNONE, DON RALPH & JOAN MARIE TRUS 15800 LONGENBAUGH DR, #205 HOUSTON, TX	77095
2306 20	2328 SIMPSON AVE 082306 L116	2	BLACK, STEPHEN & JENNIFER 2328 SIMPSON AVE OCEAN CITY, NJ	08226
2306 21	2332-34 SIMPSON AVE 082306 L117	2	REID, JOHN M & ROSE M 2332 SIMPSON AVE OCEAN CITY, NJ	08226
2306 22	2336 SIMPSON AVE 082306 L118	2	ROWINSKI, MICHAEL J & PATRICIA 104 E BECKS BLVD RINGOES, NJ	08551
2306 23	2340 SIMPSON AVE 082306 L119	2	ANDERSON, SALLY K 2340 SIMPSON 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



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

PART VI - FORMS

FORM A

CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

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

NAME: OCEAN CITY DEVELOPMENT GROUP, LLC

BLOCK: 2306 LOT: 17

STREET ADDRESS: 2316-18 SIMPSON AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of Current
Taxes paid through December 31st 4th quarter 2025

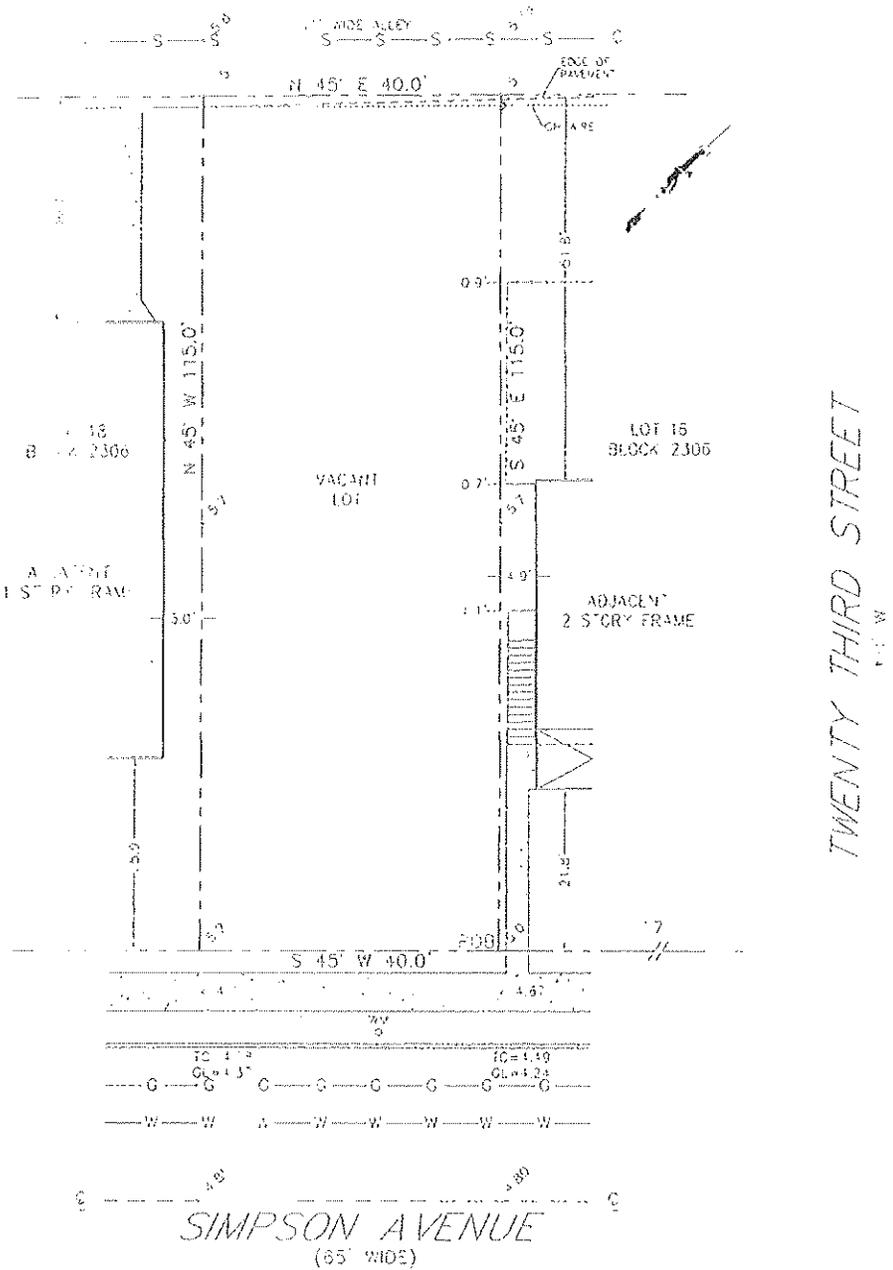
Remarks: _____

Terence Graff 12/18/25
Tax Collector Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

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

NOT FOR CONSTRUCTION PURPOSES
 THIS PLAN IS NOT A GUARANTEE OF DESIGN OR
 PERFORMANCE. THE USER SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF THE DATA AND THE
 AFFECTED BY OR ALONGING 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.
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD, IF ANY.
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE ASSUMED TO BE AS SHOWN.



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) 374-1131 - Fax (856) 589-0216



DATE 12/10/25 SURVEY NO
 SCALE 1"=20' 2508012
 DRN DTT

SITE PLAN
 2318 SIMPSON AVENUE
 (LOT 17, BLOCK 2306)

SITUAÇÃO IN:
 CITY OF OCEAN CITY
 CAPE MAY COUNTY
 NEW JERSEY

ISSUED TO: CITY OF OCEAN CITY

THOMAS N. TOLBERT
 PROFESSIONAL LAND SURVEYOR
 NJ LIC GS 38608

SINGLE FAMILY RESIDENTIAL - VARIANCE PLAN

ZONING COMPLIANCE SCHEDULE - BAY WEST R-1 NEIGHBORHOOD ZONE (BW-1-40)

PROJECT DATA

2316 SIMPSON AVE

200' NEIGHBOR LIST

Block	Property Location	Property	Owner	File Code
Lot	Address	Owner	Address	
3237	2337-38 SIMPSON AVE	2	MCCARTHY, ANDREW KEITH & SUSAN 1823 FOREST CREEK DR BLUE DELL, PA	19422
2305	2337-39 SIMPSON AVE	2	ALBERTUS, WILLIAM J & MARIAN L 1410 ALCOYTT CIR WEST CHESTER, PA	15380
2305	2337-39 SIMPSON AVE	2	TINAGLIA, THOMAS J SR & KATHLEEN V 2332 SIMPSON AVE OCEAN CITY, NJ	08226
2305	2329-31 SIMPSON AVE	1	BEERLE, JOHN & MARY 2063 BLACK SMITH CIR DOWNTOWN, PA	19335
2305	2329-31 SIMPSON AVE	2	KELLER, DAVID & ELLEN MCGEE 705 PARCASTLE AVE SEVINGTON PARK, NJ	21444
2305	2325 SIMPSON AVE	2	NALCIG, EDWARD S & MARY JO 1 CAROLWOOD DR MANTUA, NJ	08051
2305	2327 SIMPSON AVE	2	OSLER, ROBERT P & MARY S 55 COUNTRY SQUARE LN MARLTON, NJ	08053
2305	2321-23 SIMPSON AVE	2	KARPMYER, RYAN E JR 2321 SIMPSON AVE OCEAN CITY, NJ	08226
2305	2317-19 SIMPSON AVE	2	HALSBENDER, CARL N TRUSTEE 17612 WHEAT FALL DR ROCKVILLE, MD	20855
2305	2317-19 SIMPSON AVE	2	WINTER, MARK R & SUZANNE M 159 GRANDEVILLE RD SPRINGFIELD, PA	100641234
2305	2311-13 SIMPSON AVE	2	HULLIGAN, MARJAN B 2311 SIMPSON AVE OCEAN CITY, NJ	08226
2305	2311-13 SIMPSON AVE	2	BARBER, JOSEPH W JR & MAUREEN 68 SHULEY CIRCLE MARLTON, NJ	08053
2305	2307-09 SIMPSON AVE	1	2307 SIMPSON AVENUE, LLC 2308 PALOMARA RD, NW WASHINGTON, DC	20008
2305	2307-09 SIMPSON AVE	2	PAGLEZZI, DEAN & LISA 31 TWO FERN RUSH PILESBORO, NJ	08098
2305	2303 SIMPSON AVE	11	MCMANES, MICHAEL J & EILEEN F 260 WILSON WAY DOWNTOWN, PA	18901
2305	2303 SIMPSON AVE	12	WEAVER, WILLIAM J & D ETALS(E) 111 HARDING AVE FRANCONIA, NJ	19013
2305	2309 HAVEN AVE	15	HALSBENDER, ROBERT & ELIZABETH 2605 BRICKAVEN DR YAROLEY, PA	19067
2305	2312-14 HAVEN AVE	2	PREKIC, DAVID V & PATRICIA 108 ALEXANDER COURT WARWICK, PA	18974
2305	2312-14 HAVEN AVE	2	PREKIC, DAVID V & PATRICIA 108 ALEXANDER CT WARWICK, PA	18974
2305	2316-18 HAVEN AVE	2	BORTTIGER, WILLIAM C 1923 HIDDEN CREEK DR EL CAJON, CA	92019
2305	2320-22 HAVEN AVE	2	CONNOR, JAMES J & MARY FRANCES 6202 HANBY AVE OCEAN CITY, NJ	08226
2305	2324-26 HAVEN AVE	2	SHEPHERD, RICHARD E JR & DEBRA TRU 319 HATHLUS CT FORT MYERS, FL	33908
2306	2341 BAY AVE	2	GLACE, JOHN E & JUNE ANTONIELLI 2341 BAY AVE OCEAN CITY, NJ	08226
2306	2337-39 BAY AVE	2	KEA, WILLIAM A & JOANNE T 1231 BAY TREE COURT, BOCCO HONEY BROOK, PA	19344
2306	2337-39 BAY AVE	2	MC EITER, SR GARY M & MARY E 45 BERRYWOOD RD BOOTHYVA, PA	19061
2306	2333-35 BAY AVE	2	HALLIDAY, MICHAEL H & BARBARA J 472 N FRANCIS FREDERICK ST KING OF PRUSSIA, PA	19406
2306	2329 BAY AVE	2	FRESHAL, JOHN W & NICOLE C 2329 BAY AVE OCEAN CITY, NJ	08226
2306	2325 BAY AVE	2	BRANCHI, GREGORY R & CHRISTINE A 41 MACQUELLE PL SERVIEL, NJ	08080
2306	2321 BAY AVE	2	GALLAGHER, CLAUDE W III & GINA D 123 WEAVERBY LN GLASSBORO, NJ	08028
2306	2317 BAY AVE	2	CARUSO, ANDREW J & CYNTHIA A 206 BARBERY LN HACKENSACK, NJ	08033
2306	2313 BAY AVE	2	REIDENBERGER, ROBERT C & SHARON F 320 S HAWTHORNE AVE LANGHORNE, PA	19047
2306	2309 BAY AVE	2	HALENO, ROBERT & MARY ANN 1262 W OAKBROOK WAY HERRARD, FL	34442
2306	2305-07 BAY AVE	2	LAWLES, WILLIAM H & BEVERLY A 102 RIVER DR TITUSVILLE, NJ	08060
2306	2 2280 ST	2	REYNOLDS, SCOTT C & KATHLEEN 117 BRONDESBURY PL CHERRY HILL, NJ	08003
2306	2300-02 SIMPSON AVE	2	CROSS, FRANCIS & ROSEANNA 2318 S 2537 ST PHILA, PA	15145
2306	2304 SIMPSON AVE	2	ZACCARIA, THOMAS H & CAROL A 1106 GAT WAY DOWNTOWN, PA	19335
2306	2308 SIMPSON AVE	2	HACHEMEISTER, ROBERT S & AMY E 73 DRAKE AVE STATEN ISLAND, NY	10304
2306	2312-14 SIMPSON AVE	2	WYBERALL, PETER A 606 TURNER QUAY JUPITER, FL	33458
2306	2316-18 SIMPSON AVE	2	OCEAN CITY DEVELOPMENT LLC 700 HAVEN AVE OCEAN CITY, NJ
2306	2320 SIMPSON AVE	2	WILLIAMS, DAVID S & KAREN L 25 POPPA LN TELFORD, PA	18989
2306	2324-26 SIMPSON AVE	2	PANKOW, DON & SALLY S JOAN MARIE TRUS 1800 LINDENBAUGH DR, #205 HOUSTON, TX	77095
2306	2328 SIMPSON AVE	2	BLACK, STEPHEN & JENNIFER 2328 SIMPSON AVE OCEAN CITY, NJ	08226
2306	2332-04 SIMPSON AVE	2	RIED, JOHN H & NORE M 2332 SIMPSON AVE OCEAN CITY, NJ	08226
2306	2336 SIMPSON AVE	2	ROWENSKI, MICHAEL J & PATRICIA 154 E BECKS BLVD RINGWOOD, NJ	08851
2306	2340 SIMPSON AVE	2	ANDERSON, SALLY K 2340 SIMPSON AVE OCEAN CITY, NJ	08226

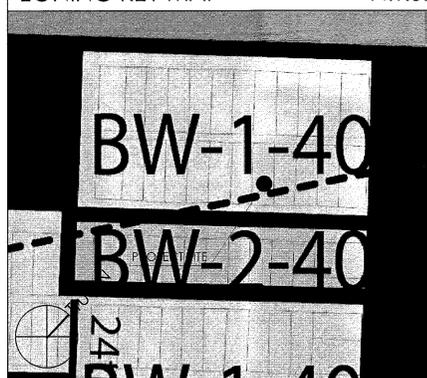
TAX MAP N.T.S.



FEMA FLOOD MAP N.T.S.



ZONING KEY MAP N.T.S.

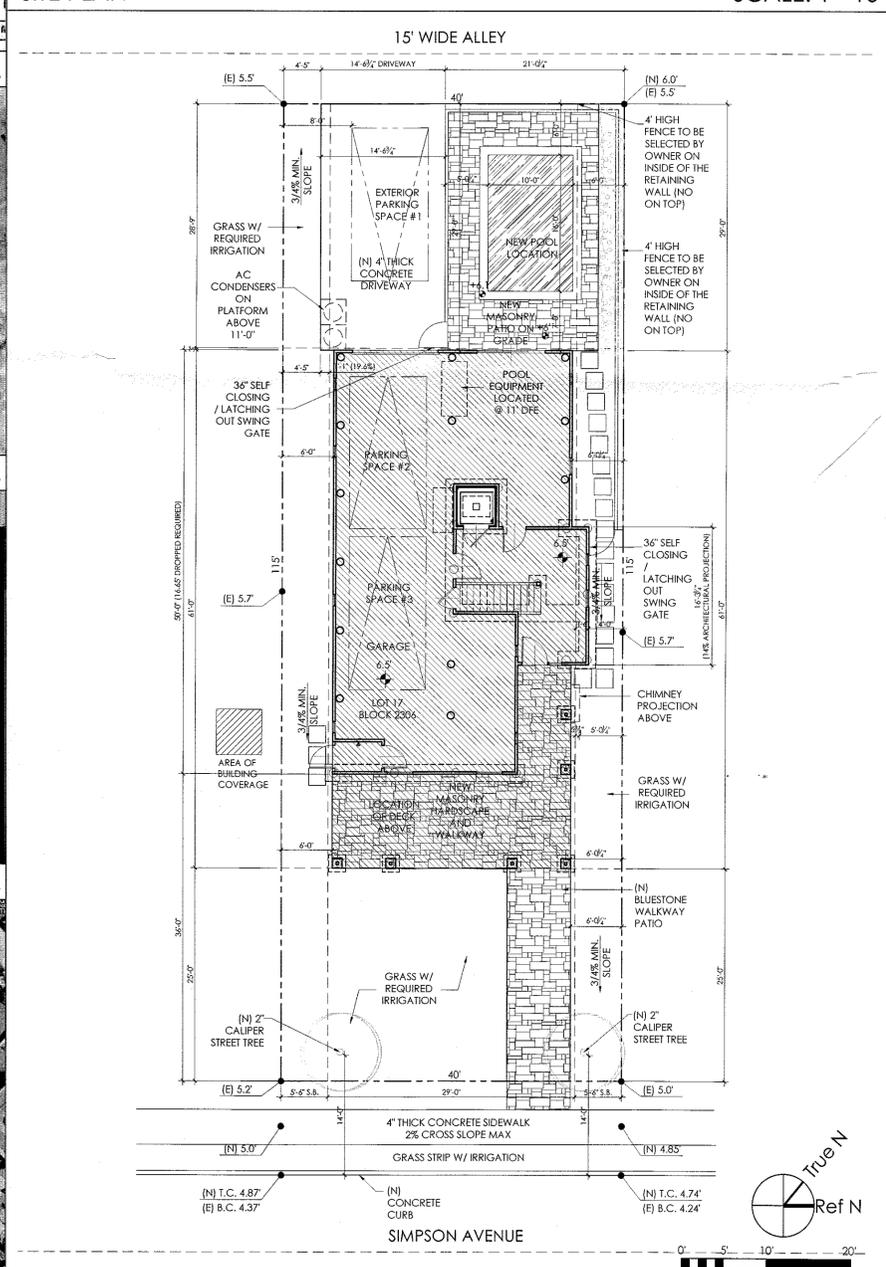


MAP N.T.S.



ZONING CRITERIA	REQUIRED / PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
USE	ONE - FAMILY DWELLING TWO - FAMILY DWELLING ESSENTIAL SERVICES	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	NO
MINIMUM LOT AREA	4000 S.F. (INTERIOR) 5000 S.F. (CORNER)	4,000 S.F.	4000 S.F.	NO
MINIMUM LOT WIDTH FRONTAGE	40' (INTERIOR) 50' (CORNER)	40'	40'	NO
MINIMUM LOT DEPTH	100'	100'	100'	NO
FRONT SETBACK PORCH	25'	N/A	25'	NO
FRONT SETBACK BUILDING	25'	N/A	36'	NO
REAR SETBACK (ALLEY BLDG)	28'-9"	N/A	29'-0"	NO
SIDE SETBACK (N-BLDG)	5' (11' aggregate 40' wide lots)	N/A	6'-0 1/4"	NO
SIDE SETBACK (N-PORCH)	5' (11' aggregate 40' wide lots)	N/A	6'-0 1/4"	NO
SIDE SETBACK (S-BLDG)	5' (11' aggregate 40' wide lots)	N/A	6'-0"	NO
SIDE SETBACK (S-PORCH)	5' (11' aggregate 40' wide lots)	N/A	6'-0"	NO
SIDE SETBACK (TOTAL BLDG)	5' (11' aggregate 40' wide lots)	N/A	12'-0 1/4"	NO
SIDE SETBACK (HVAC)	5' (11' aggregate 40' wide lots)	N/A	4.5' (19.6% ENCROACHMENT)	NO
SIDE SETBACK (ARCH FEATURE/NORTH SIDE)	4' ENCROACHMENT (15% LENGTH)	N/A	4' (ARCHITECTURAL PROJECTION) (14% LENGTH)	NO
MAXIMUM BUILDING HEIGHT	PITCHED 30' ABOVE Z.F.E.	N/A	PITCHED 30' ABOVE Z.F.E.	NO
MAX. BUILDING COVERAGE	38%	N/A	1,711 sf, 37.2%	NO
MAX. IMPERVIOUS COVERAGE	65%	N/A	2,791 sf, 60.6%	NO
OFF-STREET PARKING SPACES	3 SPACES	N/A	3 SPACES	NO
OFF-STREET PARKING (SETBACK)	1'	N/A	8'	NO
GUTTERS	REQUIRED	N/A	PROVIDED	NO
TOTAL STORIES	2.4	N/A	2 STORIES	NO
REQUIRED STREET TREE	2	N/A	2	NO
ROOF PITCH	4/12 PITCH REQUIRED (20% FLAT ALLOWED)	N/A	4/12 PITCH PROVIDED	NO
FLOOR AREA RATIO	80%	N/A	2,740 sf, 59.5%	NO
1/3 OF THE HABITABLE BUILDING LENGTH SHALL BE DROPPED TO CREATE A SPLIT LEVEL AT ZFE (BFE +3)	1/3 OF 50' (16.65' DROPPED TO 12'-0" ZFE)	N/A	16'-1 1/2' FIRST FINISHED FLOOR	YES

SITE PLAN SCALE: 1"=10'



Owner: Ocean City Development Group

Address: 2316 Simpson Avenue
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.
Zoning Flood Elevation: 12'-0"
Design Flood Elevation: 11'-0"

Zone: BW-1-40
Lot: 17
Block: 2306
Elevation Height: 30'-0" ABOVE ZFE

Lot Square Footage: 4,600 sf

Building Coverage: 1,711 sf / 4,600 sf = 37.2% (38% allowed)

Impervious Coverage: 2,791 sf / 4,600 sf = 60.6% (65% allowed)

Ground Floor Garage: 1,112 sf
Foyer: 235 sf

First Floor SF Living Area: 1,370 sf
Front Deck: 307 sf

Second Floor SF Living Area: 1,370 sf
Front Deck: 307 sf

Half Story Above 5'-0": 0 sf 0% (40% Allowed)

Total Living SF: 2,740 sf

Floor Area Ratio: 2,740 sf / 4,600 sf = 59.5% (80% allowed)

Roof SF: 0 sf
Percentage under 4/12 (0%)

Building Volume: Ground Floor: 14,360 cubic feet
First Floor: 14,360 cubic feet
Second Floor: 16,155 cubic feet
Attic/ Half Story: 2,958 cubic feet
Total: 47,833 cubic feet

SHEET INDEX

V.01	Title Sheet/ Project Data
V.02	Floor Plan
V.03	Exterior Elevations

PROJECT INFORMATION

- SITES TO BE FILLED AS NECESSARY TO ALLOW RAIN WATER RUNOFF TO FLOW AT A 7.5% SLOPE ON THE GRASS TO THE ADJOINING ROADWAY, NOT ONTO ADJOINING LANDS.
- ALL CURBING AND SIDEWALK SHALL BE REPLACED AND INCLUDE A PLANTING STRIP ALONG SIMPSON AVENUE.
- STREET TREES SHALL BE PROVIDED ON ALL LOTS AS REQUIRED BY THE OCEAN CITY MUNICIPAL CODE.
- ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ABOVE DFE
- HOUSES ARE TO BE EQUIPPED WITH GUTTERS AND DOWNS SPOUTS
- ALL LUMBER LOCATED BELOW THE D.F.E. SHALL BE PRESSURE TREATED. ALL SHEATHING BELOW THE D.F.E. SHALL BE WATER RESISTANT PLYWOOD. ALL INTERIOR SHEATHING BELOW D.F.E. SHALL BE WATER RESISTANT FIBER CEMENT BOARDS. ALL INSULATION BELOW B.F.E. SHALL BE CLOSED CELL WATER RESISTANT/ MOLD RESISTANT INSULATION.

BOARD SIGNATURES

ZONING BOARD CHAIRMAN _____

CITY ENGINEER _____

ZONING BOARD SECRETARY _____



CONTRACTOR:
Halliday Leonard
General Contractors
700 Haven Avenue
Ocean City, NJ 08226
609.398.5737

PROJECT TEAM:

SIGNATURE: [Signature]
DATE: 12/21/2025

SUBMITTAL INFO. / DATE

PROJECT INFORMATION: 25062

DATE: 12.02.2025 DRAWN BY: CMH

PROJECT: 2316 Simpson Avenue

PROJECT ADDRESS: 2316 Simpson Avenue
Ocean City, NJ 08226

OWNER CONTACT: Ocean City Development Group
700 Haven Avenue
Ocean City, NJ
Tel: 609.398.5737

LOT / BLOCK: Lot 17 Block 2306

SHEET NUMBER AND NAME: V.01

