



REVIEW MEMORANDUM #1

DATE: October 29, 2025
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-335Z
OCEAN CITY APP. #: ZBA #25-016
MEETING DATE: TBD
RE: Block 1101, Lot 14
1168 Boardwalk
APPLICATION TYPE: Preliminary/Final Major Site Plan and Use Variance
APPLICANT: The 1168 Building, LLC
ZONE: On-Boardwalk Zone (ON-BD)
PLANS PREPARED BY: Paul M. Koelling, PLS & Halliday Architects

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include Survey of Premises, Title Sheet/Project Data/Site Plan, and Proposed Plans and Elevations.

The following additional documents were reviewed:

- Zoning Board Application dated 10/14/25;
• Correspondence from Mark H. Stein, Esq. dated 10/17/25;
• Memorandum from Lt. Robert Reichanek dated 10/27/25;
• Memorandum from the Ocean City Zoning Office dated 10/24/25;
• Ocean City Planning Board Resolution dated 9/7/83;
• Report from Randall Schuele, PP, AICP, dated 1/16/24;
• Correspondence from Jon D. Batastini, Esq. dated 10/2/25;
• Ocean City Zoning Board Resolution dated 10/23/24; and
• Report from the Ocean City Construction Office dated 10/29/25.

Zoning Requirements – On-Boardwalk Zone (ON-BD)

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Principal Structure</u>				
Use	Various/Commercial	Commercial/Residential (1)	Commercial/Residential	YES
Min. Lot Area (Corner)	3,000 SF	19,446 SF	19,446 SF	NO
Min. Lot Width (Corner)	40'	73.34'	73.34'	NO
Min. Lot Frontage (Corner)	40'	77.41'	77.41'	NO
Minimum Setbacks:				
Front Yard (to Boardwalk)	0'	-0.7'	-0.7'	NO
Side Yard (N)	0'	1.3'	1.3'	NO
Side Yard (S)	0'	-0.3'	-0.3'	NO ⁽¹⁾
Rear Yard	25'	152.4'	100.07'	NO
Minimum Lot Depth	100'	245.12'	245.12'	NO
Maximum Building Height Above Boardwalk Elevation	13'	27.03' ⁽¹⁾	27.03'	NO ⁽¹⁾
Maximum Stories Above Boardwalk Elevation	1.5	2 ⁽¹⁾	2	NO ⁽¹⁾
Maximum Building Height Above Boardwalk Elevation with 10' Setback	25'	N/A	25'	NO
Maximum Stories Above Boardwalk Elevation with 10' Setback	2.5	N/A	2	NO
Max. Building Coverage	80%	41.5%	49.3%	NO
Max. Impervious Coverage	80%	100% ⁽¹⁾	100%	NO ⁽¹⁾
Minimum # Residential Parking Spaces	4	4	4	NO
Minimum # Commercial Parking Spaces	0	12	12	NO

(1) Existing Non-Conforming Condition

Project Description

The Applicant is seeking approval to construct a two (2) story addition to the existing building which contains a non-conforming use. The existing building contains the following uses:

- Two (2) residential units on the second floor approved as per the Ocean City Zoning Board of Adjustment on July 20, 1983;
- Arcade
- Restaurant

The 28.67' x 52.33' two (2) story addition is proposed to contain the following:

- Ground Floor space for parking, arcade office entry and residential entry;
- First Floor space for storage, employee bathroom and mechanical room;
- Second Floor space for office, conference area, file room and bathroom associated with the existing management staff for the permitted commercial business.

Review Comments:

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

1. A "D2" Variance for the expansion of a non-conforming use from Section 25-205.5.2 is required.
2. The Site Plan shall also show the following:
 - The parking spaces to be dedicated to the residential units shall be properly marked or signage provided.
3. The existing building encroaches into the 12th Street right-of-way by 0.3'. The existing roof overhang encroaches 1.7' into the Boardwalk right-of-way and 2.0' into the 12th Street right-of-way. The Zoning Chart shall be updated.
4. The existing building height above the Boardwalk elevation shall be clarified. The Survey indicates the ridge elevation is 40.33 and the building elevation indicates the ridge elevation is 40.17. The Zoning Chart shall be updated accordingly.
5. The Zoning Chart shall be updated to indicate a Variance is required for the expansion of an existing nonconforming use.
6. The existing arcade area shall be identified on the Floor Plan.

7. The Zoning Chart shall be updated as follows:
 - Maximum Building Height Above Boardwalk Elevation
 - Maximum Stories Above Boardwalk Elevation
 - Maximum Building Height Above Boardwalk Elevation with 10' Setback
 - Maximum Stories Above Boardwalk Elevation with 10' Setback
8. The Zoning Chart shall be revised to provide the correct existing Lot Width.
9. Copies of any outside agency approvals shall be provided.
10. No Performance Guaranty is required since no public improvements are proposed. An inspection escrow shall be posted for the inspection of the proposed site improvements.
11. Any plan revisions as required from any approval must be addressed and revised plans submitted for review.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica M. Fenton, Zoning Officer
Mark H. Stein, Esquire
Jon D. Batastini, Esquire
Christopher Halliday, RA
Paul M. Koelling, PLS
The 1168 Building, LLC, Applicant
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

1168 BOARDWALK

ZBA 25-016

EDA #OC-335Z



Picture 1

View of the back of the arcade from the parking lot looking east 10/24/25

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Picture 2

View of the access ROW along the westerly property line looking north from 12th Street on 10/24/25

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Picture 3

View of the back of the arcade looking northeast on 10/24/25

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Picture 4

View looking east along 12th Street on 10/24/25

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Picture 5

View looking from the arcade entrance/parking lot looking west on 10/24/25

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Picture 6

View of the adjacent building to the north of the existing parking lot on 10/24/25

GARRETT & BATASTINI

Robert F. Garrett, III
2021
Jon D. Batastini
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December 11, 2025

City of Ocean City Zoning Board
Michael Buck, Chairperson
115 12th Street
Ocean City, NJ 08226

Re: Applicant – The 1168 Building. LLC
Property – 1168 Boardwalk Block 1101 – Lot 14

Dear Mr. Buck:

As you may know, our firm represents the above Applicant regarding the referenced Block and Lot.

Here, the property is a legal, mixed-use building consisting of two, second floor residential units as well as other permitted, commercial uses known as Jilly's Arcade. The property is in the On-Boardwalk Zone. The Applicant received a use variance for the two (2) second-floor, residential units by the Zoning Board of Adjustment in 1983. The conditions of that approval remain today, which include restrictions for family use only. See attached Resolution from 1983.

Here, the Applicant seeks to construct a code-compliant addition to the Jilly's Arcade building for incidental office space, incidental game repairs as well as storage space for Jilly's on-site operations. Indeed, the proposed addition adds needed space for the business operations that currently exist at the property. See attached pictures of the existing conditions supporting the need for additional space.

It is important to note that no aspect of the residential use is being expanded or further developed. The proposed addition does not add space or alter the preexisting legal residential use. The proposed addition will not affect and/or impact the legal residential use.

The Applicant seeks a (d)(2) use variance for the expansion of the two-story addition, preliminary and final site plan approval, variances related to the pre-existing non-conformities and waivers. The following are pre-existing non-conformities that are not being exacerbated or impeded by the application and are related to the existing building; side yard setback (S), maximum building height above boardwalk elevation, maximum stories above boardwalk elevation, and impervious coverage.

Due to the residential and commercial nature of the existing improvements, the Applicant requires a (d)(2) use variance for the expansion of the two-story addition, preliminary and final site plan approval, and waivers. Note that expansions of existing nonconforming uses ordinarily are less disruptive to the zoning plan than new nonconforming uses and will ordinarily be less

likely to involve substantial impairment of the zoning plan than will the creation of a wholly new use of such nature.

Here, the site is particularly suited for the proposed use and building. The zone permits the incidental office space and game repairs as well as storage space for Jilly's on-site operations. And, the conforming use improvements anticipated here are similar with the general area in the On-Boardwalk Zone.

The proposed addition is, in fact, a permitted use within the underlying zoning district. But for the existence of the lawful use variance previously granted to this property for the residences, no "d(2)" variance would be necessary. The hardship in this case is therefore regulatory in nature such that the Applicant is compelled to seek a technical expansion variance solely because the property already contains a lawful non-conformity.

The requested relief satisfies the positive criteria under the MLUL for the following reasons:

- Particular Suitability – The site has already been deemed suitable for its existing use by the Board in granting the prior variance. The proposed addition maintains that suitability by allowing the building to adapt for functional and safe use.
- No Expansion of Non-Conformity – The non-conforming portion of the property is left untouched; the expansion pertains only to a conforming use.
- Functional Hardship – Without the variance, the Applicant cannot undertake an otherwise permitted expansion due solely to the property's variance history. This technical hardship justifies the requested relief.
- Promotion of Zoning Purposes – The addition advances the general welfare (N.J.S.A. 40:55D-2(a)), secures safety from fire and other dangers (subsection b), and promotes adequate light, air, and open space (subsection c).

Accordingly, the application advances the positive criteria because it permits a lawful property to be reasonably improved without enlarging or altering its legal but nevertheless non-conforming aspects. The Applicant also relies on the purposes of zoning for special reasons to include but not limited to:

b. To secure safety from fire, flood, panic and other natural and manmade disasters. Here, the expanded building will be used to secure personal property from damage by the elements. The Applicant also stores products in a temporary POD subjecting the Applicant product to flooding and other climate related damage. The POD will be removed.

g. The provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens. Here the business operations are already conducted on site and the improvement is designed to take advantage of impervious coverage that already exists.

h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight. Here, the traffic flow to and from the property will be significantly reduced as additional storage will permit less deliveries.

m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. Here the business operations are already conducted on site and these improvement are designed to take advantage of impervious coverage that already exists.

In addition to the positive criteria, with any variance request (use or bulk) the applicant must also prove the negative criteria, which is that the variance can be granted only if it can be done without substantial detriment to the public good and if it will not substantially impair the intent of the zone plan and zoning ordinance.

Here, the variance can be granted since it will not substantially impair the intent of the zone plan and zoning ordinance. Foremost, there is no expansion of residential units. In Conselice v. Borough of Seaside Park, the Court noted that “Thus, to determine whether an activity constitutes the expansion of a nonconforming use, we apply a qualitative test, and consider the intensification of the nonconforming use as a relevant factor. See Avalon Home and Land Owners Ass'n v. Borough of Avalon, 111 N.J. 205, 211, (NJ, 1988); Conselice v. Borough of Seaside Park, 358 N.J.Super. 327, 335 (App.Div.,2003). Here, the Applicant asserts there is no expansion of the legal, residential use; which residential use is discrete and separate.

Indeed, granting the requested relief will not cause substantial detriment to the public good, nor will it substantially impair the intent and purpose of the municipal zone plan or zoning ordinance as follows:

- No Increase in Non-Conformity – The existing and legal non-conforming aspect of the property is not being expanded or altered. The prior variance remains intact.
- Conforming Expansion – The addition is a permitted use in the zone and therefore consistent with the intent of the zoning ordinance.
- Neighborhood Compatibility – The proposed addition is designed in scale and character with the existing structure and surrounding properties. No adverse impacts will result in terms of traffic, parking, noise, light, or stormwater.
- Zone Plan Integrity – Because the expansion involves a permitted use and does not alter the non-conforming use, the grant of relief will not undermine the intent or purpose of the zone plan. To the contrary, the variance is necessary only as a technical matter, and its approval maintains the integrity of the zoning framework.
- Technical Nature of Relief – This application does not seek a substantive departure from the zoning scheme. Rather, it represents a minor, technical relief required solely because the property already contains a lawful use variance.

Accordingly, the negative criteria are satisfied, as the proposed addition will neither cause substantial detriment to the public good nor impair the intent and purpose of the zone plan and zoning ordinance.

The Applicants do not require a CAFRA as there are intervening structures between the property taking this out of CAFRA jurisdiction. There are no Wetlands Development on the property. There are no known wetlands on the property. The Applicant is unaware of any deed restrictions or covenants that would prevent the construction of the improvement.

As the Board may recall, the Applicant previously appeared before the Board seeking a d(1) variance to conduct a surrey business on grade level within the ground floor garage area as well as the technical d(2) variance for the proposed addition. Here, this application does not meet the definition of res judicata. Under the doctrine of res judicata, if the same party do seek the same relief in the same factual setting, the case may be dismissed on the ground that it has already been decided.

Here, the Applicant has abandoned the d(1) variance for the surrey rentals within the proposed addition making this much less intensive and significantly different application in terms of the MLUL. Furthermore, the Applicant materially and significantly improved the esthetic quality of the building. Indeed, a member of the Board commented negatively as to the esthetic quality being an abomination of sorts. The Applicant took that under advisement and directed the new architect to materially and significantly enhance the curb appeal of the proposed project. In light of the significant and material changes, the doctrine of res judicata doe does not apply.

Should you have any questions, please call. As always, I remain,

Very truly yours,
Jon D. Batastini
Jon D. Batastini

Enclosure

cc: The 1168 Building LLC
Christopher Halliday



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 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 XX PLANNING BOARD APPLICATION _____

A. Applicant's Name The 1168 Building, LLC
 Applicant's Mailing Address 1168 Boardwalk
 *Applicant's E mail Address _____
 Phone Number (Home) _____ (Work) 609-399-2814
 Owner's Name Same as applicant
 Owner's Mailing Address Same as applicant

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

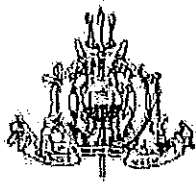
Location of Premises 1168 Boardwalk
 (Street address)

Block(s) 1101 Lot(s) 14 Zone On-Boardwalk Zone
 (Tax Map reference)

B. Description the application: Build a two story addition to the Jilly's Arcade building. See cover letter.

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



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D. Request is hereby made for permission to erect alter, convert, use) a Two story addition

1) Said property is: See Plans

(Give dimensions and area)
 and has the following structures: two story building - arcade (boardwalk level), two residential units at the 2nd level (facing the boardwalk)

2) Size and setbacks of existing building: See Plans

Width of building: 71'-10" Length of building: 125'

Height: 26'-8" Stories: 2

Front: On Boardwalk (0') Rear: 154'-4.75"

Side: South - 2.5" Side: North - 15.5"

% Building Coverage: 8,088 sf (41.5%) % Impervious Surface Coverage: 100%

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

Width of building: (E) 71'-10" (Addition) 28.66' Length of building: (E) 125' (Addition) 177'-2"

Height: 25'-0" Stories: 3 Stories (2 Habitable)

Front: On Boardwalk (0') Rear: 100'-0.75"

Side: South 43'-4.5" Side: North - 15.5"

% Building Coverage: ~~9,588 sf (49.3%)~~ % Impervious Surface Coverage: 100

4) Date property acquired and prevailing zoning at time of acquisition: _____

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 X NO _____

"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"

Zoning Board Resolution 1983 (Approval for Residential Units)
 Zoning Board Resolution 24-13 (Denial of D(1) and D(2) Use Variances for business operation and expansion of non conforming use)



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

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

Type of construction: (frame, stone, brick, cement) Steel frame, frame construction masonry foundation with pile supported grade beam

Present use of existing building(s) and premises: Boardwalk level

Describe any deed restrictions affecting this property: 20' wide private right of way at rear of property

Existing and proposed number of dwelling units: Two existing, none proposed

Existing and proposed square footage of professional office: None existing, none proposed

Existing and proposed gross floor area: Not applicable

Existing and proposed parking spaces: No new parking spaces, 4 residential 12 Commercial

Existing and proposed number of lots: One existing - No subdivision proposed

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: N/A

Facilities for solid waste and recyclables. An existing trash enclosure is currently at the site

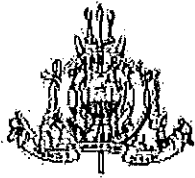
A photograph(s) of the land and building(s) involved in the application. To be provided

Names, addresses and E-mail of all expert witness proposed to be used:
Halliday Architects chris@hallidayarchitects.com, PO Box 186, Ocean City, NJ 08226
609-957-6789

- 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)

The 1168 Buiding, LLC (Owners Paul and Jill Levchuk (50% each)



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Jon D. Batastini

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 _____, 20____.

(Signature of property owner)

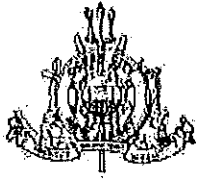
(Address)

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____ 20____

Signature of Person authorized to take oaths - Notary



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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: The 1168 Building, LLC
 NAME OF OWNER: Same
 NAME OF PROFESSIONAL(S): Chris Halliday

Required Documents

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



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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: The 1168 Building, LLC

NAME OF OWNER: Same

BLOCK: 1101 LOT: 14 ADDRESS: 1668 Boardwalk

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

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application. X

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines). X

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

1. Title to read "Variance Plan." X

2. Tax map sheet, block and lot designation. X

3. Street address. X

4. Name of the applicant and owner. X

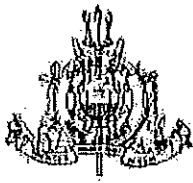
5. Date (of original and all revisions). X

6. Name, signature, address and license number of the professional who prepared the plan. X

c. *Detailed Information.*

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all such streets and any zone district boundaries and City boundary which is within five hundred feet (500') of the subject parcel. X

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the City. X



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- 3. A portion of the current Ocean City Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subject parcel. X

- 4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements. X

- 5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines. X

- 6. All proposed private and public easements or rights-of-way and the purposes thereof. X

- 7. North arrow. X

- 8. Written and graphic scales. X

- 9. All required endorsements or certifications and space for the appropriate signatures. X

- 10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey. X

- 11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application. NA



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PLAT REQUIREMENTS

SITE PLAN- PRELIMINARY §25-1500.8.2 and FINAL §25-1500.10.2

NAME OF APPLICANT: The 1168 Building, LLC

NAME OF OWNER: _____

BLOCK: 1101 LOT: 14 ADDRESS: 1168 Boardwalk

25-1500.8.2 Preliminary Plat Requirements

a. *General Requirements.*

1. Any preliminary plat of a site plan presented to the Planning Board or Board of Adjustment for its approval shall be signed and appropriately sealed by an architect, professional engineer, land surveyor and/or professional planner licensed to practice in the State of New Jersey; provided, however, that sanitary sewer, water distribution and storm drainage plans and water and sewage treatment plans may only be signed and sealed by a professional engineer. X

2. Site plans shall not be drawn with North oriented to the top of the page, at a scale smaller than one inch equals fifty feet (1"=50') nor larger than one inch equals ten feet (1"=10'). If the size of the site would require the use of sheets larger than thirty inches by forty-two inches (30" x 42") in order to show the entire site on one (1) sheet, the detailed information for the site plan shall be shown in sections on sheets not larger than thirty inches by forty-two inches (30" x 42"), which sheets shall be keyed to an overall plan of the site drawn at a scale of not less than one inch equals two hundred feet (1"=200'). X

The site plan shall be based on a monumented, current certified boundary survey. The date of the survey and the name of the person making same shall be shown on the map. If twelve (12) months or more has passed since the date of (or date of last recertification of) the survey, it shall be recertified and if necessary, brought up to date. X

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

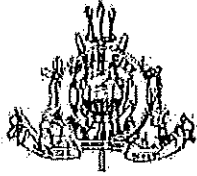
1. Title to read "Preliminary Site Plan." X

2. Name of the development, if any. X

3. Date (of original and all revisions). X

4. Names, signatures, addresses, and license numbers of engineer, architect, land surveyor, or planner who prepared the plan and their embossed seal(s). X

5. If the site plan contains more than one (1) sheet, each shall be numbered and titled. X



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 OCEAN CITY, NJ 08226
 609-399-6111 * FAX 609-399-8419

- c. A schedule shall be placed on the site plan indicating:
- 1. The acreage of the tract and site (the portion of the tract involved in the site plan). NA
 - 2. The floor area of the existing and proposed buildings (listed separately). X
 - 3. The proposed use or uses and the floor area devoted to each use. X
 - 4. The zone district in which the site is located. X
 - 5. Tax map sheet, block and lot number of the site, as shown on the latest City tax map, the date of which should also be shown. X
 - 6. Names and addresses of owner and developer, so designated. X
 - 7. Proposed and required lot dimensions and front, rear and side setbacks. X
 - 8. Proposed and required off-street parking spaces. X
 - 9. The square footage and the percentage of the site that is:
 - (a) Occupied by buildings X
 - (b) Impervious X
 - 10. All variances requested. X
- d. North arrow and written and graphic scales.
- e. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing watercourses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Board in the determination of floodway and flood hazard area limits. NA
- f. The boundary, nature, and extent of marshes, wetlands, dunes and water areas within the site and within two hundred feet (200') thereof. X
- g. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles, and all other topographical features of a physical or engineering nature within the site and within fifty feet (50') thereof. Waiver
- h. All existing structures on the site and within fifty feet (50') thereof, including their use, indicating those to be destroyed or removed and those to remain. X
- i. Location, use, finished grade level, ground coverage, first floor, front, rear and side setbacks of all existing buildings and other pertinent improvements. X
- j. Existing and proposed public easement or rights-of-way and the purposes thereof. X



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k. A grading plan showing existing and proposed grading contours at one foot (1') intervals throughout the tract, or spot elevations if acceptable to the Board Engineer. Datum shall be North American Vertical Datum (NAVD88) and source of datum shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be shown to clearly delineate proposed grading. Also, a site bench mark shall be labeled on the plan.

Waiver

l. *On-Site Drainage Plan:*

1. The drainage plan shall be presented in graphic form which shall clearly show the street and lot layout and those items which are pertinent to drainage including existing and proposed contours and spot elevations as previously required.

NA

2. The plan shall outline each area contributing to each inlet.

NA

3. All proposed drainage shall be shown with pipe type and sizes, invert and grate or rim elevations, grades and direction of flow. The direction of flow of all surface waters and of all streams shall be shown.

NA

4. The drainage plan shall be accompanied by complete drainage calculations made in accordance with the standards set forth in this Ordinance.

NA

m. *Off-Site Drainage Plan.* The plat shall also be accompanied by an off-site drainage plan prepared in accordance with the following standards:

1. The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.

NA

2. The pertinent off-site existing drainage shall be shown with elevations of inverts and grates to the nearest one-hundredth of a foot (.01').

NA

3. To the extent that information is available and may be obtained from the County or Municipal Engineer, any existing plans or drainage improvements shall be shown.

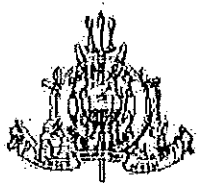
NA

4. In the event a temporary drainage system is proposed, full plans of that system shall be shown.

NA

5. The off-site drainage plans shall be accomplished by profiles of all proposed drainage, showing existing details, pipe sizes, type, inverts, crowns, slopes; all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross-sections at intervals not exceeding one hundred feet (100') shall be shown for all open channels.

NA



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n. If required by the City Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing:

1. Existing and proposed final grades and slopes.

NA

2. Pipe sizes, slope, type, inverts, and grate or rim elevation of drainage and sanitary sewage facilities.

NA

o. *Boring Logs.* A Soils Engineer's Report shall conform to Section 25-1500.7.2x of this Ordinance.

Waiver

1. Borings shall be spaced evenly throughout the site.

Waiver

2. One (1) boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten feet (10') below proposed or existing grade.

Waiver

3. In addition to the above, in those areas where the water table is found to be five feet (5') or less below existing or proposed grade, two (2) additional borings per acre (or portion thereof) will be required if construction of basements is contemplated. Borings shall be located where such basements are proposed.

Waiver

4. Boring logs shall show soil types and characteristics encountered, groundwater depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one-tenth of a foot (.1').

Waiver

5. Based on the borings, the site plan shall clearly indicate all areas having a water table within two feet (2') of the existing surface of the land, or within two feet (2') of proposed grade; or all areas within which two feet (2') or more of fill is contemplated or has previously been placed.

Waiver

p. Zone district boundaries and a portion of the Tax Map Sheet shall be reproduced for a minimum distance of five hundred feet (500') surrounding the site upon which the following shall be indicated:

1. The site;

X

2. Zone district boundaries;

X

3. Tax map sheet;

X

4. Lot and block numbers;

X

5. Name of all owners within two hundred feet (200') of the site;

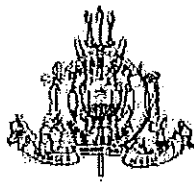
X

6. Streets with names;

X

7. Scale and north arrow.

X



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q. *Key Map*: A portion of the U.S. Geological Survey map shall be shown (scale 1"=2,000') indicating the following:

1. The site;
2. U.S.G.S. map number;
3. Scale and north arrow.

X
X
X

r. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.

X

s. The capacity of off-street parking areas and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single unit trucks or buses, and semi-trailers that will enter the site each day.

X

t. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation. If the developer desires to have the appropriate provisions of N.J.S.A. 39:1 et seq. governing motor vehicle operation made applicable to the site, thereby allowing municipal police regulation of traffic control devices, he shall submit a formal request and a detailed plan meeting the requirements of the New Jersey Department of Transportation. The City Engineer will advise the developer regarding the details of such a plan.

X

u. The location and size of proposed loading docks when required by Section 25-300.12.4.1 of this ordinance.

NA/ Waiver

v. Location of curbs and sidewalks.

X

w. Cross-sections showing the composition of pavement areas, curbs, and sidewalks.

NA (E)

x. Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.

NA (E)

y. Landscaping and screening plan showing the location, type, spacing, and number of each type of tree or shrub, the location, type and amount of each type of ground cover to be utilized, and plant list and planting details for trees, shrubs, and/or ground cover.

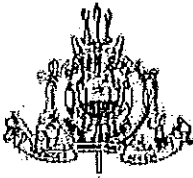
NA (E)

z. Location of signs and drawn details showing the size, nature of construction, height and content of all signs.

X

aa. Drawn details of the type of screening to be utilized for refuse and recyclable material, storage areas, outdoor equipment and bulk storage areas.

X



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bb. Floor plans and building elevation drawings of any proposed structure or structures, or existing structures to be renovated. X

cc. Location of handicapped facilities including parking spaces and ramps (where applicable). X

dd. *Sectionalization and Staging Plan.* Developers of large uses such as shopping centers, multi-family dwellings, office parks or other such uses proposed to be developed in stages shall submit a sectionalization and staging plan showing the following:

1. The anticipated date for commencing construction of each section or stage. The staging of development on the site shall be such that if development of the site were discontinued after the completion of any stage, the developed portion of the site would comply in all respects to the requirements of this Ordinance and be provided with adequate drainage and utility systems. Waiver

2. Those improvements that will be completed in each stage prior to application for Certificate of Occupancy. The plan should demonstrate that the staging of construction will minimize adverse effects upon occupied buildings in the site and adjoining properties. Waiver

ee. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site, and provisions to be made for site maintenance. X

ff. Such other information as the Planning Board and/or City Engineer may request during site plan review. NA

MISCELLANEOUS REQUIREMENTS THAT MAY BE REQUIRED

1. COST OF IMPROVEMENTS ESTIMATE (SEE 25-1600.1.1A) Waiver

2. SIGHT TRIANGLE – CORNER PROPERTIES (SEE 25-1700.13.3) NA

3. SOIL EROSION PLAN (SEE 25-1700.32) NA

4. OTHER AGENCY REQUIREMENTS _____

a. County Planning Board (25-1500.8.3B) _____

b. New Jersey Water Company (25-1500.8.3C) _____

c. Waterfront Development (CAFRA) _____

d. Adequacy of Utility Service _____

25-1500.10.2 Final Plat Requirements.

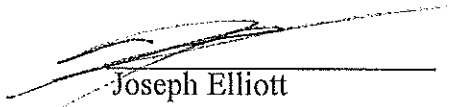
The final plat shall include all data required for the preliminary plat of the site plan and shall be drawn to incorporate all changes required as a condition of preliminary approval and shall be drawn by persons and to specifications as required for a preliminary plat and shall be titled "Final Plat - Site Plan." 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 JON D. BATASTINI (200' LIST)
BLOCK NUMBER 1101
LOT NUMBER 14
PROPERTY LOCATION 1168 BOARDWALK, 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 12/2/2025



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.

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
72.01 1	18TH TO EAST SURF RD 0872.00 L1	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
1101 8	1128 BOARDWALK 081101 L3B	4A	1128 BOARDWALK LLC PO BOX 358 OCEAN CITY, NJ	08226
1101 9	1115-17 OCEAN AVE PART OF LOT 6	4A	FIRST KNIGHT BEACH PARKING LLC 801 ASBURY AVE, STE 601 OCEAN CITY, NJ	08226
1101 10	1130A&B BOARDWALK 081101 L4A2	4A	WOODEN WAY, LLC 801 THIRD ST OCEAN CITY, NJ	08226
1101 11	1125-29 OCEAN AVE 081101 L4B	4A	FIRST KNIGHT COASTAL LLC 801 ASBURY AVE, STE 601 OCEAN CITY, NJ	08226
1101 12	1132 BOARDWALK 081101 L4CZ	4A	BENNIE MANAGEMENT, INC 822 REAR BOARDWALK OCEAN CITY, NJ	08226
1101 13	1154 BOARDWALK 081101.L5.B1,5B2.1	4A	KAZMARCK, ALEXANDER W JR 9TH & WESLEY-P O BOX 155 OCEAN CITY, NJ	08226
1101 14	1168 BOARDWALK 081101.L5.B2,5B	4A	1168 BUILDING LLC 1168 BOARDWALK OCEAN CITY, NJ	08226
1102 25	1132 OCEAN AVE 081102 L874B	2	MATURA, WM. S III & LILLY, COLLEEN 307 N QUAIL DR MARMORA, NJ	08223
1102 26	1136-38 OCEAN AVE 081102 L875B	2	PURCELL, MICHAEL J TRUSTEE 10 BARLEYCORN DR BROOMALL, PA	19008
1102 28	1150-52 OCEAN AVE	2	CORAGGIO, RICHARD A & PRESCOTT-CORA 15 WELLESLEY WAY MEDFORD, NJ	08055
1201 1	1200-30 BOARDWALK 2-4Z,50X165	4A	BERMAN, H & 1200 BOARDWALK SHOPPING 26 SEAVIEW DR LONGPORT, NJ	08403

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



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DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
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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: The 1168 Building LLC
BLOCK: 1101 LOT: 14
STREET ADDRESS: 1168 Boardwalk

TO BE COMPLETED BY TAX COLLECTION OFFICE

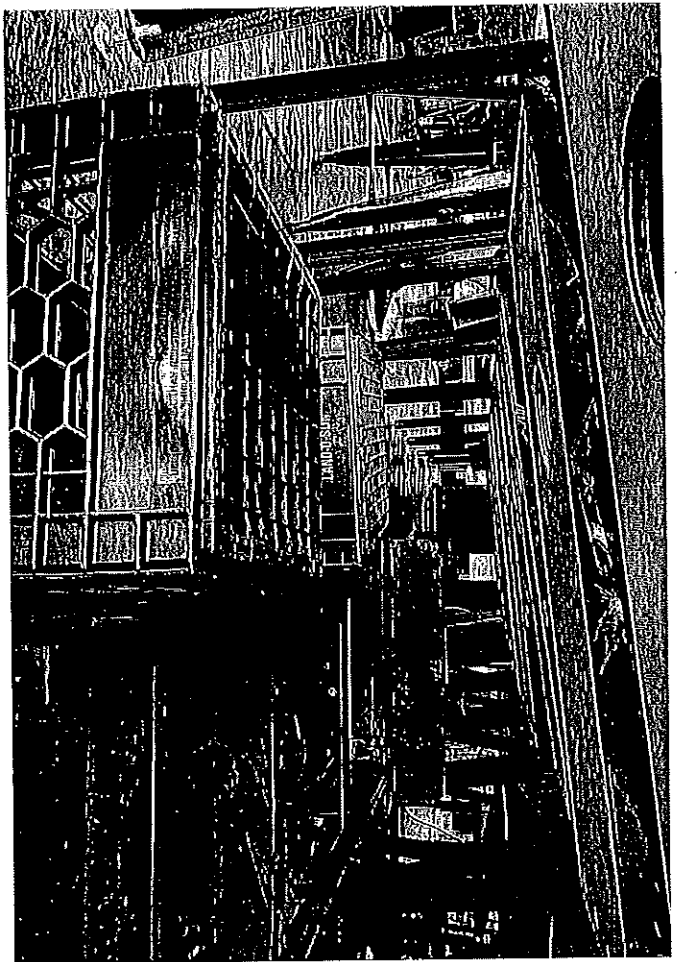
Taxes current as of Current
Taxes paid through December 31st, 4th quarter 2025

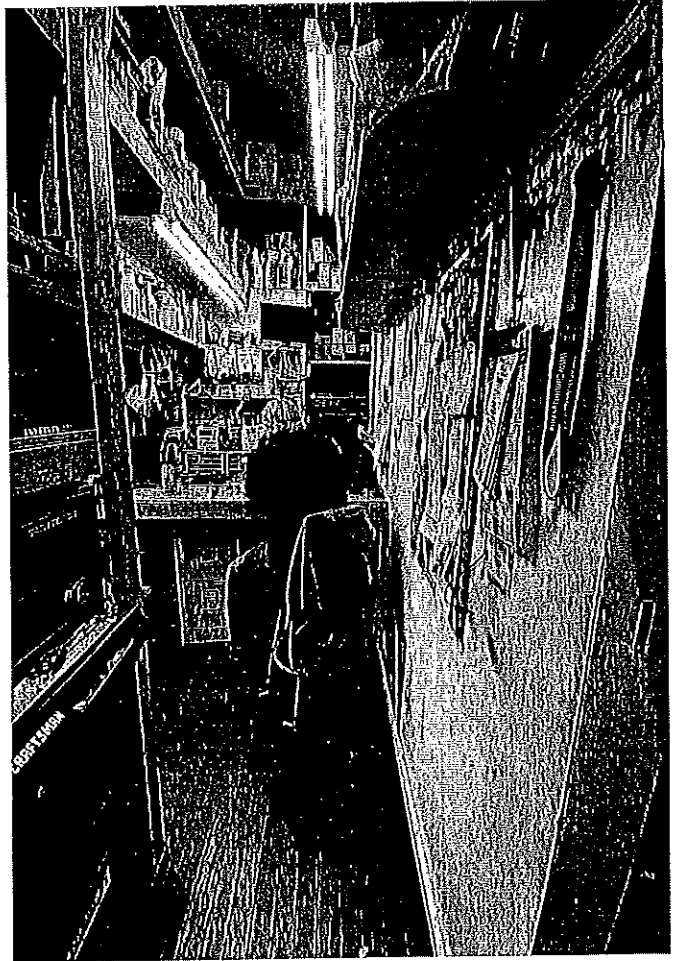
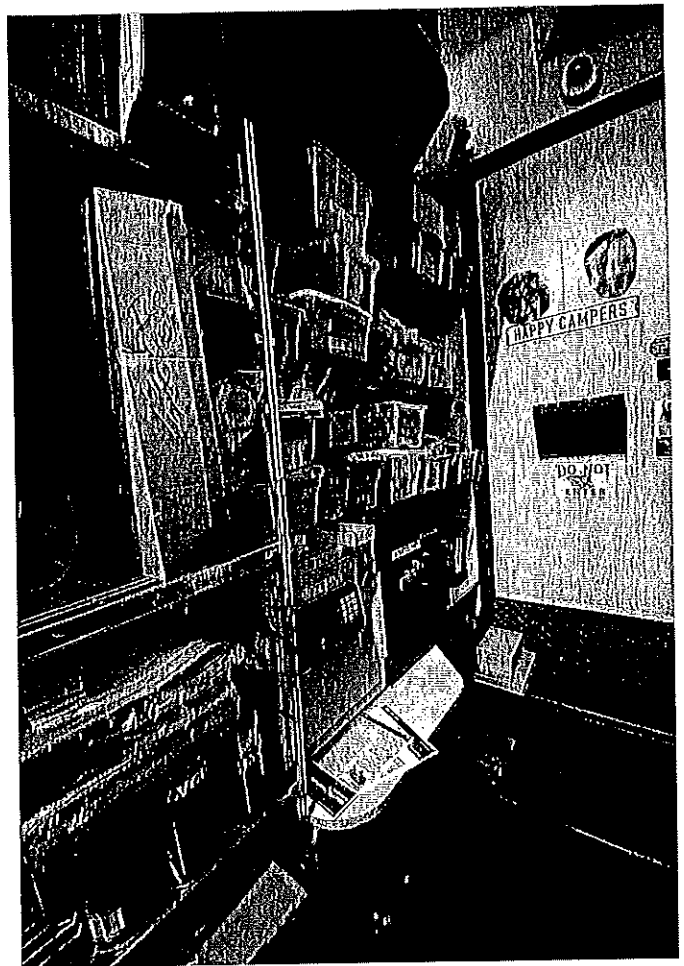
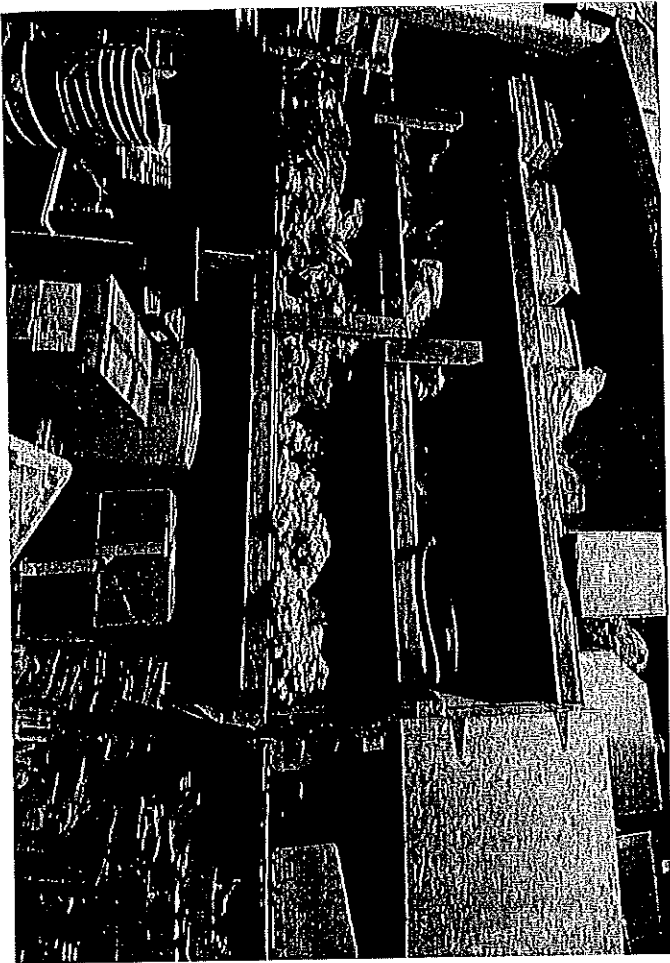
Remarks: _____

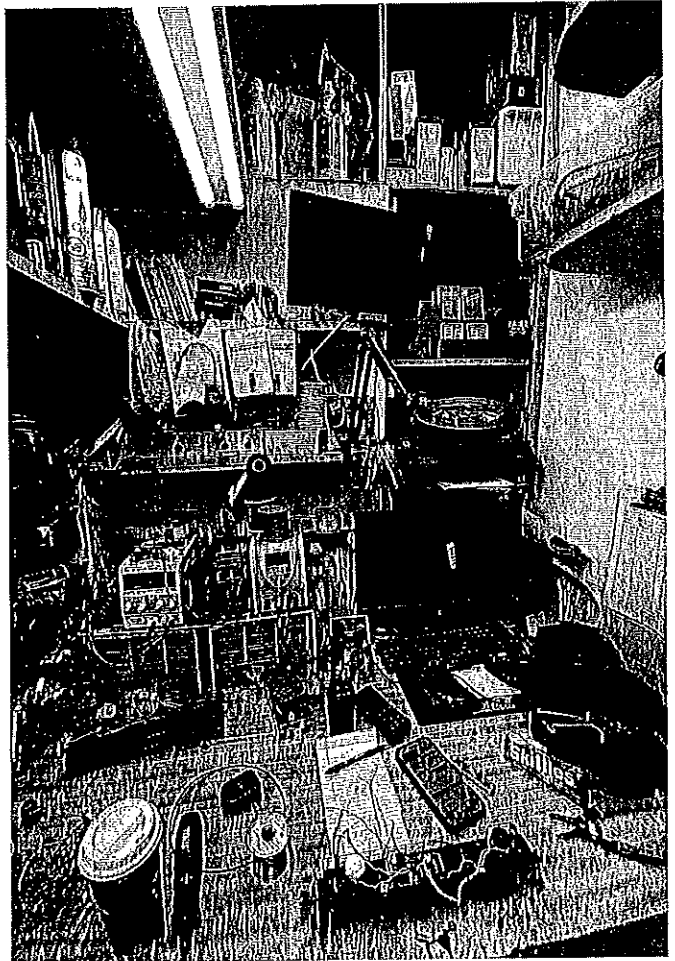
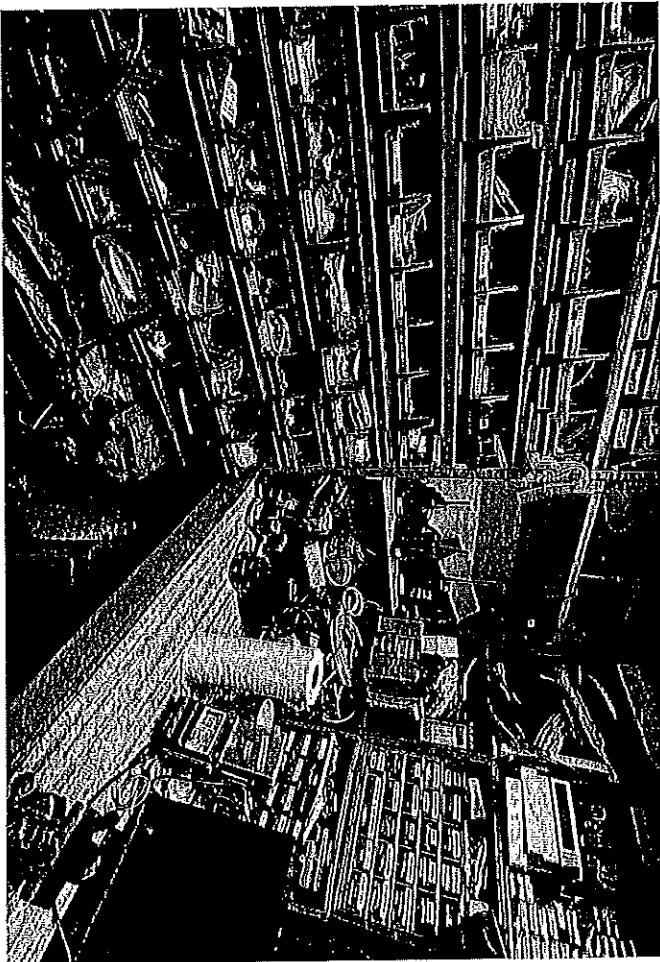
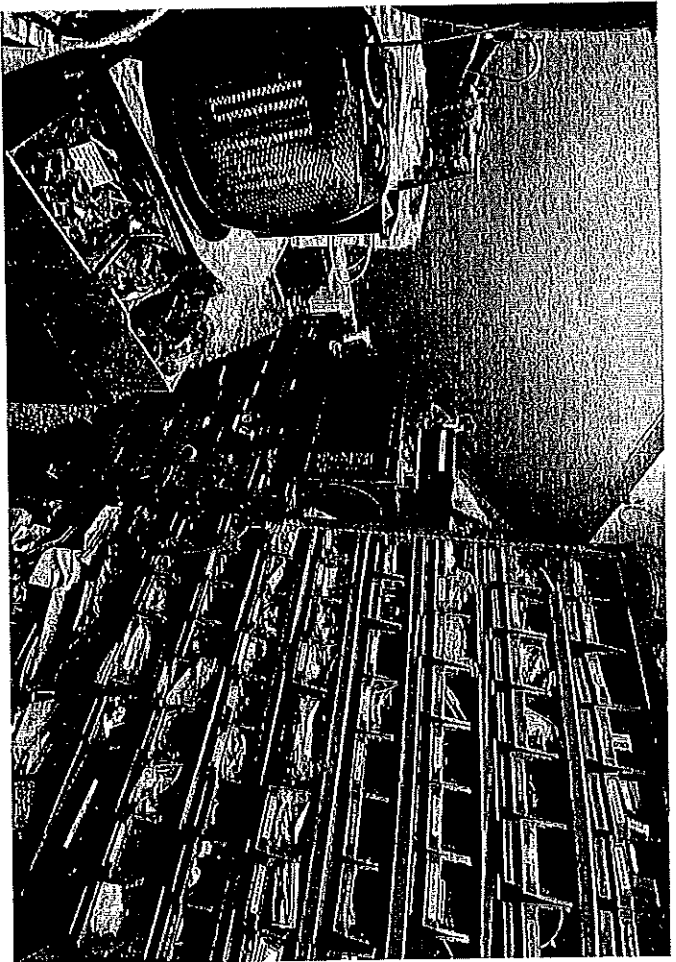
Kathy Pretz
Terence Graff Tax Collector 12/3/25 Date

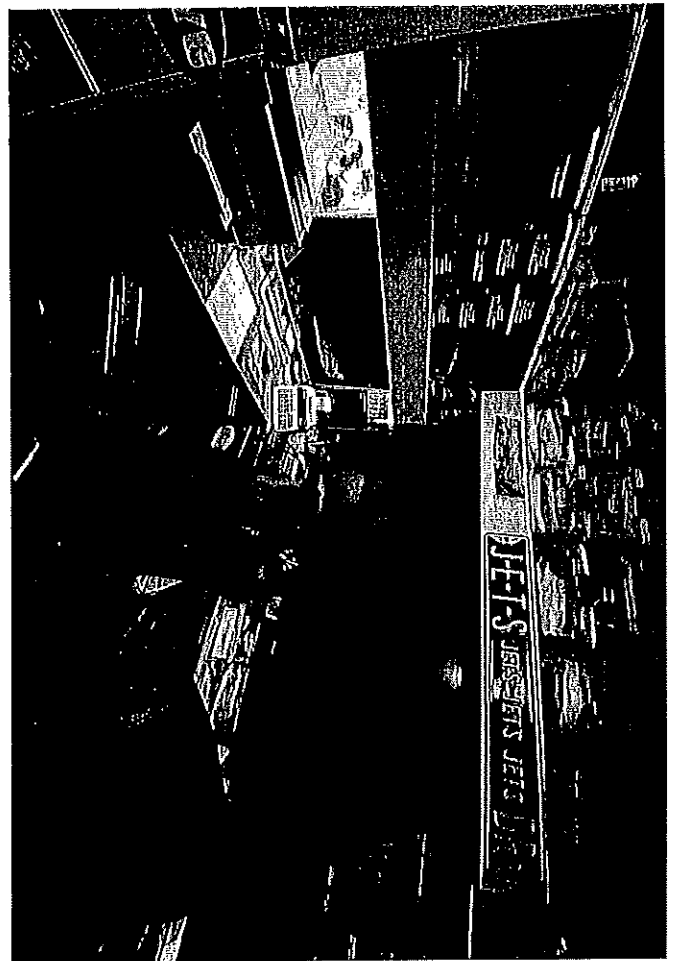
THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

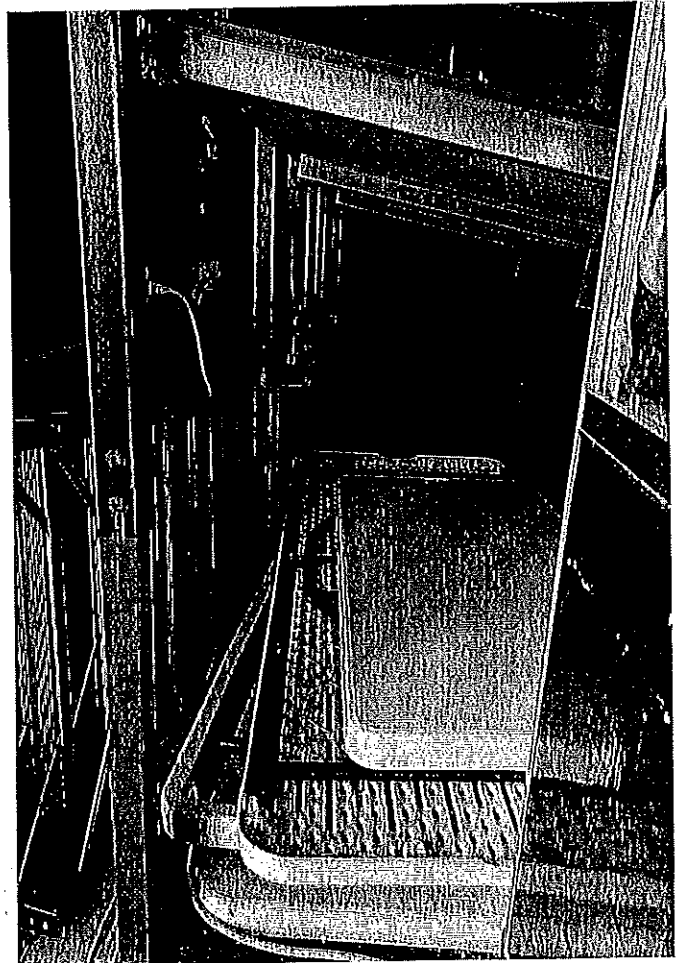
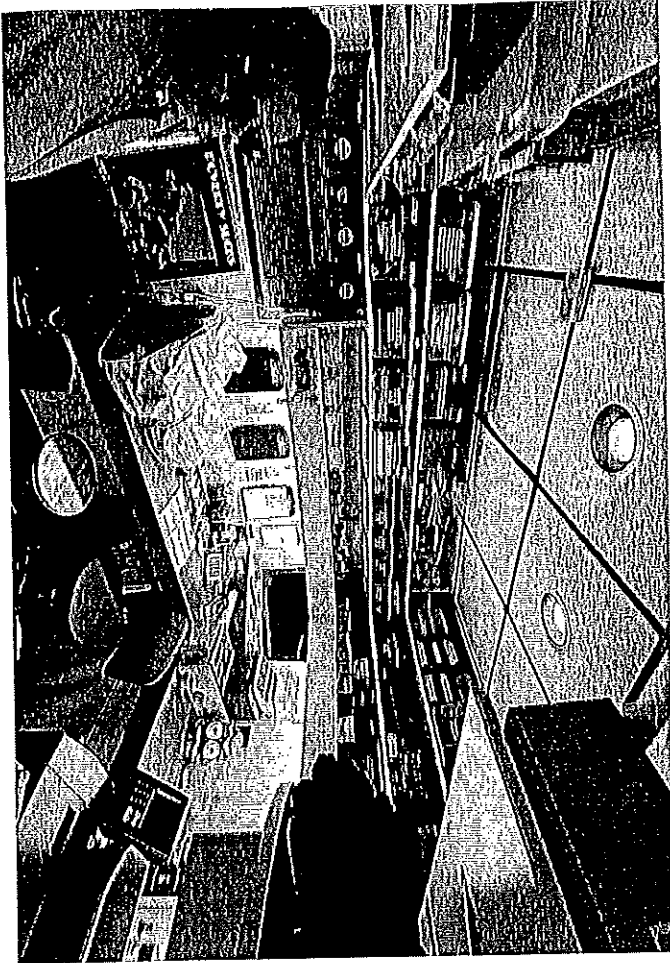
609 398-6847











Sept. 7, 1993

PLANNING BOARD OF THE CITY OF OCEAN CITY

RESOLUTION NO. _____

WHEREAS, WALTER KREISBERG is the owner of certain lands and premises with a street address of 12th Street and the Boardwalk, and designated on the Tax Map of the City of Ocean City as Lot 14 of Block 1101, and commonly-known as Jilly's Arcade; and

WHEREAS, on July 20, 1983, the Ocean City Zoning Board of Adjustment granted a "use" variance to permit the creation of two (2) apartment units above the existing arcade, and Developer now appears before the Planning Board for site plan approval and such area or yard variances that may be required; and

WHEREAS, the Board has carefully considered the plans on file, as well as the comments of the Site Plan Review Committee, and those of Developer's representatives, and finds that the only variance requested is for relief from an existing sideyard deficiency which will not be aggravated by the proposed addition; and

WHEREAS, the Board feels that the existing gravel parking area could be significantly improved by the installation thereon of a permanent macadam hard surface; and

WHEREAS, although the installation of a permanent parking surface will increase the impermeable surface coverage beyond that permitted by the Zoning Ordinance, a variance can be granted therefor without creating substantial detriment to the public good or substantially impairing the intent and purpose of the zone plan and Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF OCEAN CITY that the above-described application for preliminary and final site plan approval, together with sideyard and impermeable surface coverage variances be, and the same hereby are, granted, subject to the following conditions:

1. That all applicable federal, state and local laws, ordinances, rules and regulations with respect to the renovation, use and occupancy of the structure be strictly complied with;

2. That before a building permit is issued, the plan be amended to show:

(a) A grading plan approved by the Engineering Consultant to the Board;

(b) A "bike rack" for not fewer than 15 bicycles be permanently installed at the rear or parking lot end of the building;

(c) Existing living quarters to be shown with note "to be removed";

(d) Sidewalk and curb along 12th Street to be shown and noted "to be repaired"; and

(e) Parking area and right-of-way to be paved by applicant;

3. That trash removal be by private contract and that an adequate receptacle be placed on the premises for that purpose;

4. That occupancy of the apartments be limited to the owners and their immediate families; and

5. That before a Certificate of Occupancy is issued, the paving and sidewalk and curb repairs shall have been completed, inspected and approved by the City.


WILLIAM J. COCHRANE, JR., Chairman

ATTEST:


LORETTA C. MARSHALL, Secretary

Dated: Meeting of Sept. 7, 1983

9/15 jym

-2-

MARK H. STEIN, ESQUIRE
ID#018441977
1109 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 ZBA-24-013

APPLICATION OF: 1168 Building LLC

PROPERTY: 1168 Boardwalk, Ocean City, NJ 08226 BLOCK 1101, LOT 14

WHEREAS, 1168 Building LLC is/are the owner(s) of Block 1101, Lot 14 as the same is designated on the Tax Map of the City of Ocean City; and

WHEREAS, the applicant was represented by Jon Batastini, Esquire; and

WHEREAS, a Site Plan was submitted and signed from Edwin N. Howell, RA, PP, License No. NJ 7703 (AL) and NJ 2622 (PL), dated May 12, 2024, and who testified on behalf of the applicant; and

WHEREAS, a Survey of Premises was submitted from Paul Koelling & Associates, LLC., signed by Paul M. Koelling, P.L.S., NJ License No. 24GS04328800, Project No. 15094, dated November 1, 2023; and

WHEREAS, the applicant has filed a complete application with the Zoning Board seeking variance 1168 Boardwalk, Ocean City, New Jersey; and

WHEREAS, the property is located in the ON-BD 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 enlarge an existing pre-existing nonconforming use/structure. The existing structure contains two residential uses on the second floor. Residential uses are not permitted in the on Boardwalk zone. It also contains an arcade and a restaurant. Both of these uses are permitted. The property contains rental of saris and bicycles for which the applicant has had a mercantile license for same but it appears to have expired on March 31, 2024 and a parking lot. The applicant provided testimony that they desire to construct a three story addition to the existing building. Since that would be an expansion of the nonconforming uses even though the expansion would be for the commercial use they require a D2 variance. The applicant testified that the expansion was to allow for additional storage of merchandise as well as office space for employees and the owners of the premises. The applicant also indicated that they were requesting a D1 use variance to permit the use of the structure below the established bulkhead grade which is a violation of section 25 – 205.5 .10. The applicant testified that they wanted to store the bicycles and surreys in that location. Upon questioning the applicants engineer indicated that employees may be handing out the equipment to patrons from that location upon request. The applicant opined that the variances could be granted because the location was particularly suited for use and said expansion. They further opined that the proposal would not have a negative impact to the Master plan zone plan or neighborhood scheme in light of the fact that the non-permitted use, residential units, are not being enlarged and currently exist.

Public Comment: none

Exhibits: A-1 cross-section of plan

A-2 picture of bikes

A-3 picture of pod

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

findings of fact and conclusions of law. The applicant is seeking to enlarge a pre-existing nonconforming use. Residential units are not permitted on the boardwalk. The length of the boardwalk there are few examples or exceptions of residential uses on any location at the boardwalk. Despite this the applicant wants to enlarge this building will be it strictly for the commercial aspect. The applicant further wants to use for commercial enterprises an area of the property that does not permit commercial use. There are other areas existing and will continue to exist where the bikes can be kept and rented out. The enterprise has been used that way for a substantial period of time. Although the applicant opines that the site is particularly suited for the mixed-use it is one of very few that exists on the boardwalk and the enlargement of the structure is not supported by the limited availability of residential uses on the boardwalk. The applicant did not provide any proof that uses below the established bulkhead grade were anywhere else on the on Boardwalk zone. Accordingly, the granting of this variance would constitute a substantial detriment to the Master plan and zoning ordinance of the city of Ocean City. For those reasons the applicant has failed to establish the positive criteria for the granting of these D variances.

The Board determined that the variances 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 not be advanced and the deviations which would not 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.

NOW, THEREFORE, BE IT RESOLVED by the Ocean City Zoning Board of Adjustment at its meeting on September 25, 2024, that the variance(s) requested is/are hereby denied Mr. Buck made the motion to grant the variances, Mr. DeMarco seconded the motion,

members Mr. Buck, Mr. Waddell, Mr. Geary, Mr. Becker and Ms. Schneider voted against the motion Mr. Price Mr. DeMarco were in favor. Motion was denied 5-2

Dated: 10/23/24

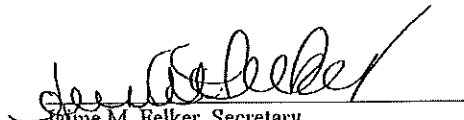
ZONING BOARD OF ADJUSTMENT
CITY OF OCEAN CITY



MICHAEL BUCK, Chairperson

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 23rd day of October 2024 as held at said meeting.

Dated: 10/23/24



Jaime M. Felker, Secretary
Ocean City Zoning Board of Adjustment

A copy of this Resolution has been filed in the office of the Ocean City Zoning Board of Adjustment and is available for inspection during regular business hours.

2001 List

Block	Property Location	Property Class	Owner	ZS Code
1	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
2	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
3	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
4	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
5	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
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8	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
9	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
10	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
11	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
12	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
13	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
14	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
15	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
16	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
17	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
18	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
19	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
20	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
21	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
22	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
23	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
24	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
25	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
26	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
27	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
28	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
29	1101 OCEAN AVE	4A	SOLEI RESORT LLC	08226
30	1101 OCEAN AVE	4A	SOLEI RESORT LLC	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 TRANSPO 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 FINE RD
EGG HARBOR TWP, NJ 08224-5857

COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
801 WEST LEEDS AVE
ASBECON, NJ 08901

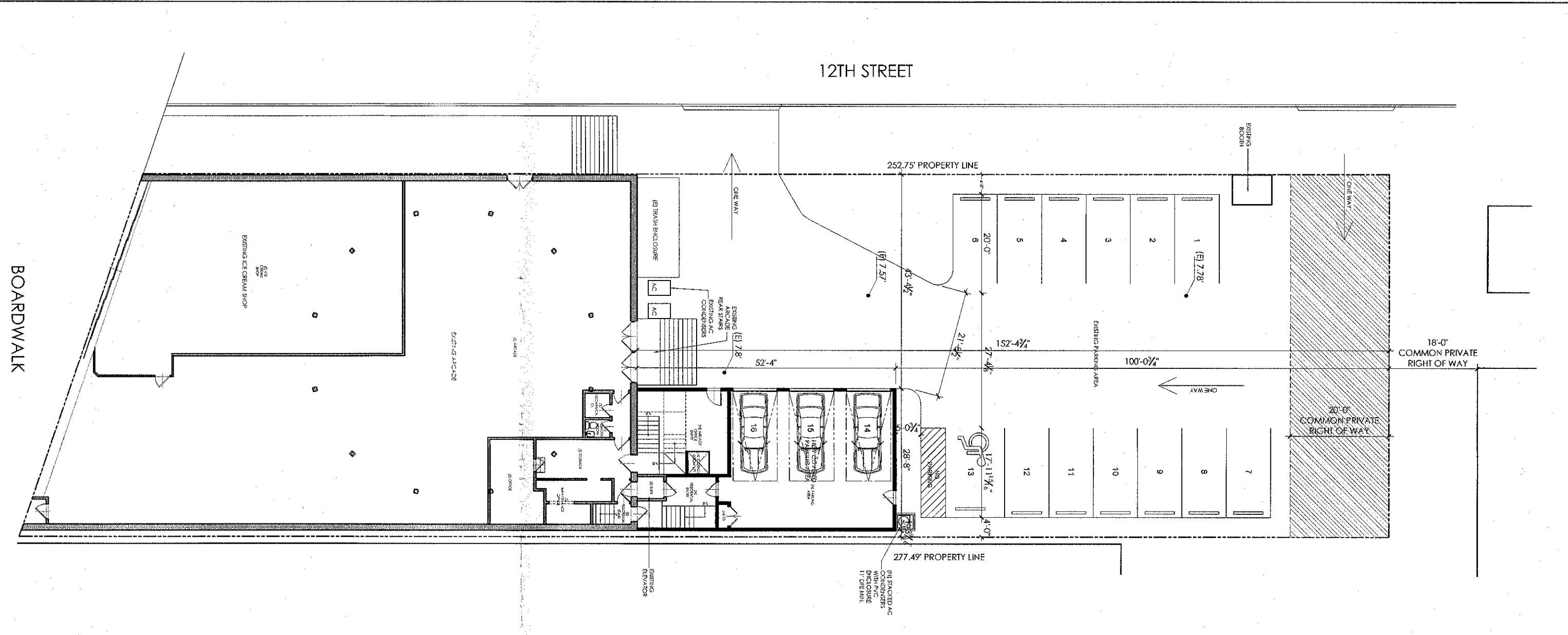
ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY, SUITE 399
MAVS LANDING, NJ 08530

TO ALL APPLICANTS:

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

Rev: 2/10/2017

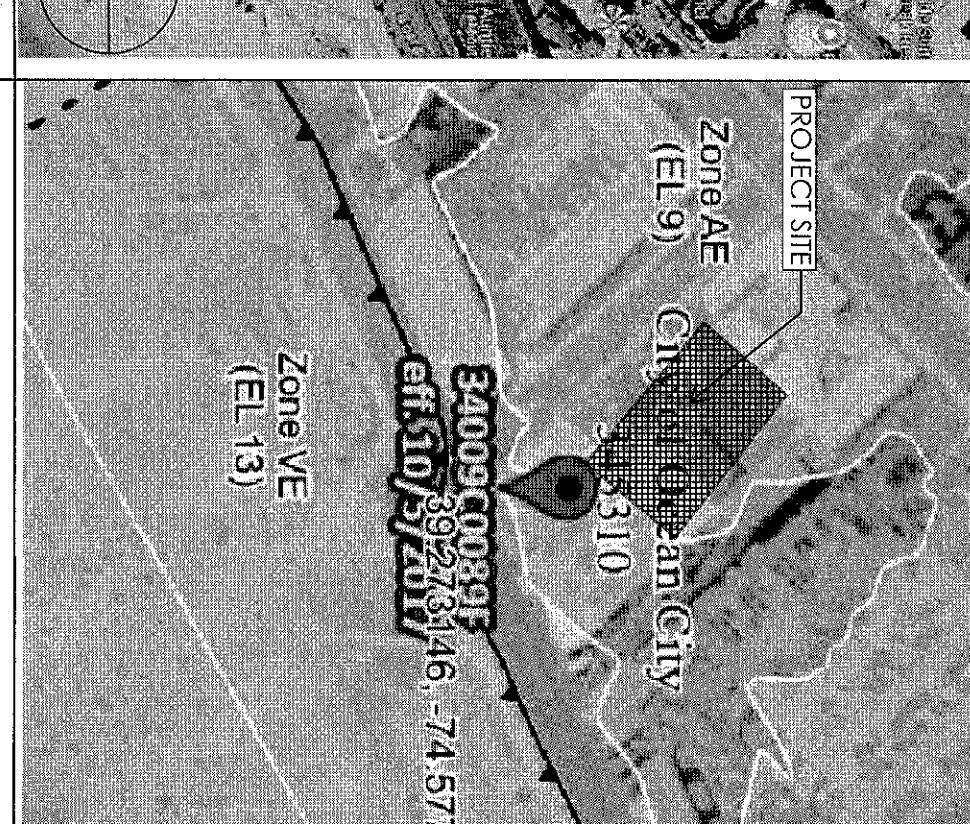
SITE PLAN



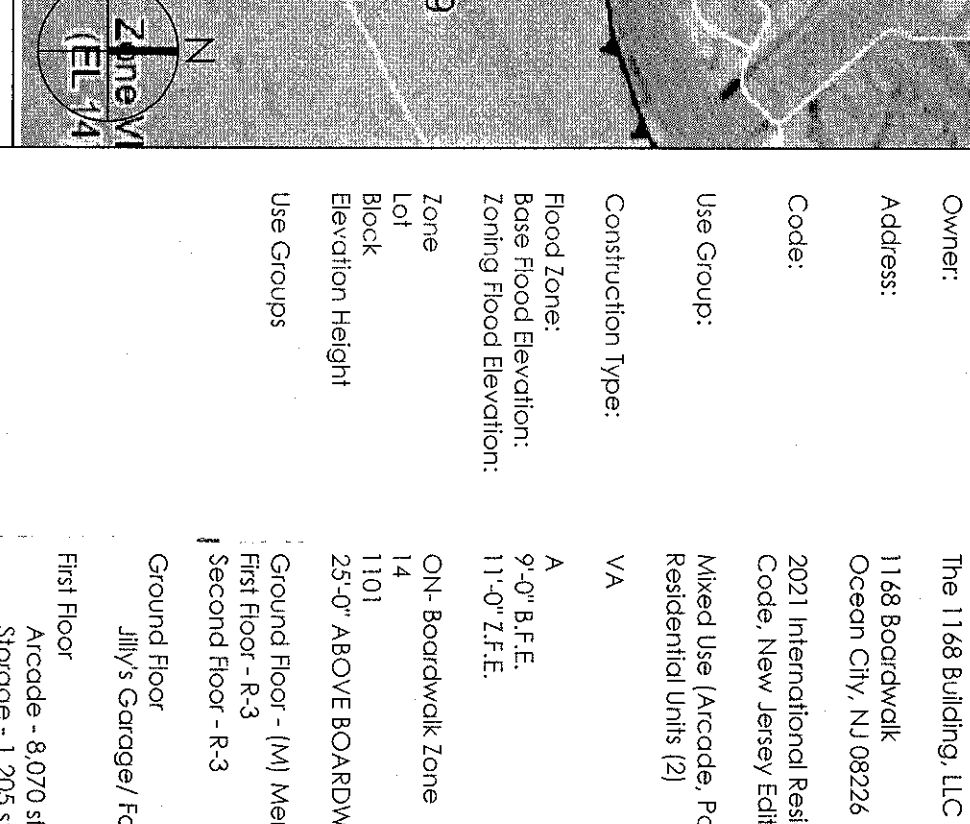
AERIAL MAP



FEMA FLOOD MAP

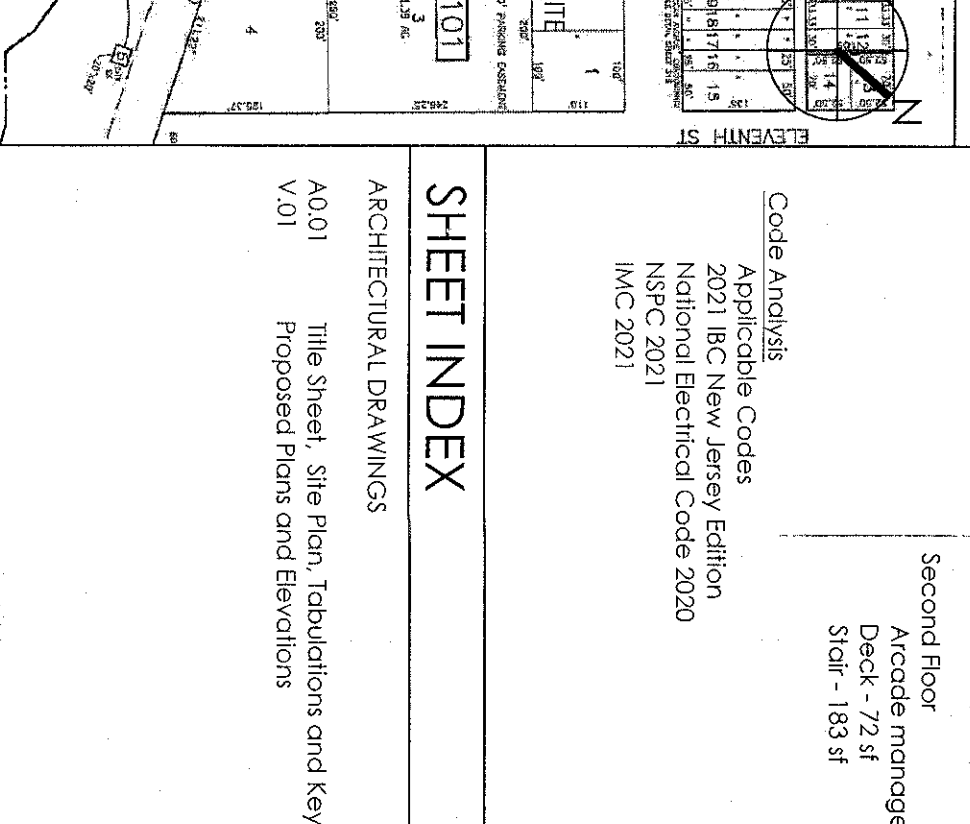
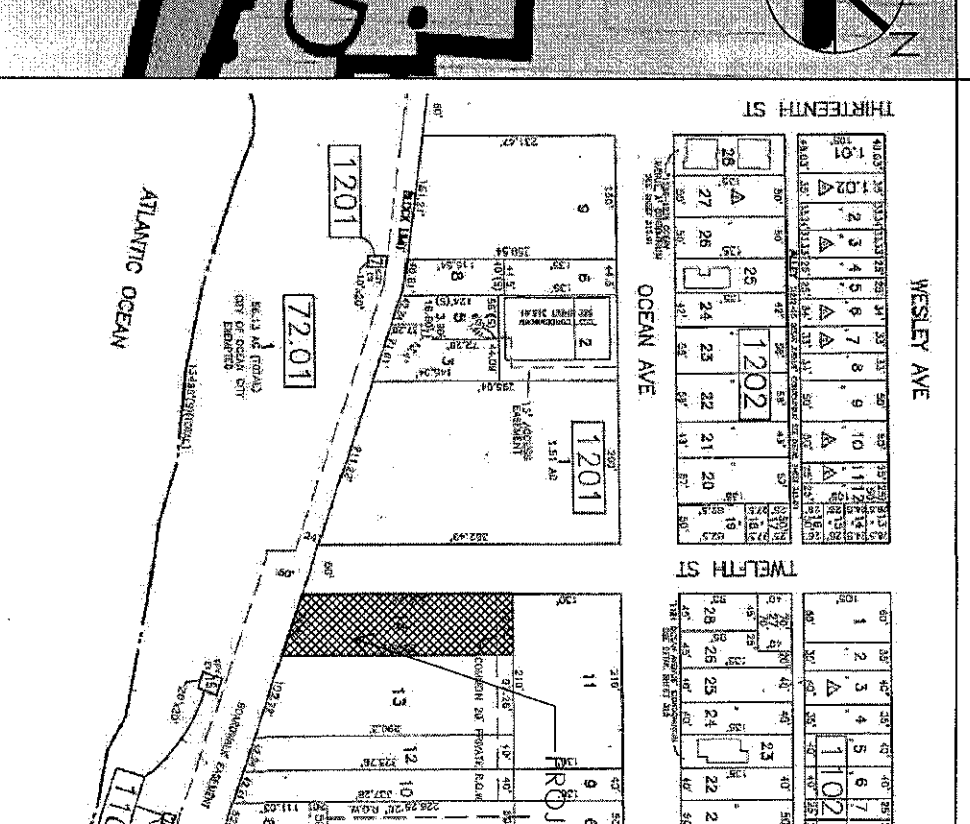
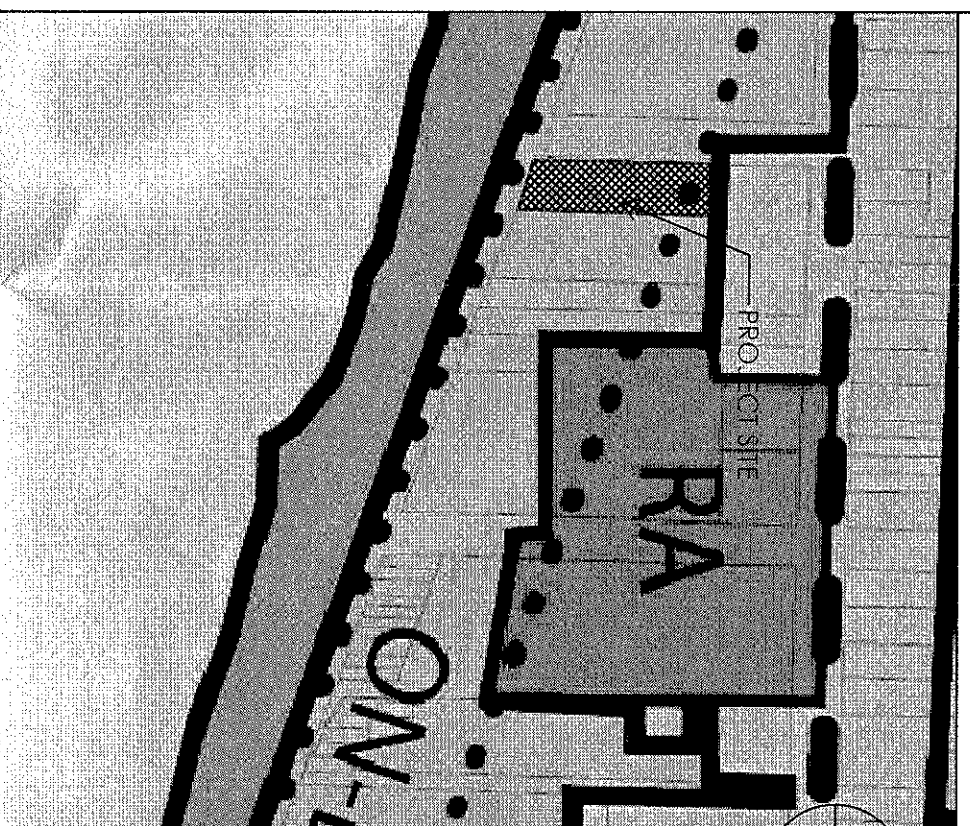


TAX MAP



PROJECT INFORMATION

Owner: The 1168 Building, LLC
Address: 1168 Boardwalk, Ocean City, NJ 08226
Code: 2021 International Residential Code, New Jersey Edition
Use Group: Mixed Use, Arcade, Parking, Residential (Unit B)
Construction Type: VA
Flood Zone: A
Base Flood Elevation: 9'-2.8' FE
Zone: 11'-0' FFE
Zone: 14'
Block: 25'-0' ABOVE BOARDWALK
Use Groups: Ground floor - (M) Mercantile, (B) Business
First Floor - R-3
Second floor - R-3
Ground floor
Jill's Garage/oyer: 1,500 sf
First Floor
Arcade - 8,070 sf
Storage - 1,205 sf
Stor - 183 sf
Second floor
Arcade: 72 sf
Stor - 183 sf
Surveillance Area - 1,257 sf



SHEET INDEX

ARCHITECTURAL DRAWINGS
A-01 Title Sheet, Specifications and Key/Maps
V-01 Proposed Plans and Elevations

PARKING SIGNS

GENERAL NOTES

- ALL PARKING LOT LINES SHALL BE 4" WIDE PAINTED YELLOW
- ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ABOVE EYE
- BUILDINGS ARE TO BE EQUIPPED WITH GUTTERS AND DOWNSPOUTS

SIGNATURES

ZONING BOARD CHAIRMAN

ZONING BOARD SECRETARY

CITY ENGINEER

PRELIMINARY and FINAL SITE PLAN

Project Dtdr/ Site Plan

AO:01
Variance Plan

OWNER CONTACT:
The 1168 Building, LLC
Agent: Paul Leuchus
732-610-5489

PROJECT ADDRESS:
1168 BOARDWALK
OCEAN CITY, NJ 08226

PROJECT INFORMATION: 25011
DATE: 07-14-2023 DRAWN BY: CAH
PROJECT: Jilly's Arcade Addition

SUBMITTAL INFO./ DATE

1107 AND BLOCK: LOT 14, BLOCK 1101
SHEET NUMBER AND NAME: AO:01 Variance Plan

OWNER CONTACT:
The 1168 Building, LLC
Agent: Paul Leuchus
732-610-5489

PROJECT ADDRESS:
1168 BOARDWALK
OCEAN CITY, NJ 08226

PROJECT INFORMATION: 25011
DATE: 07-14-2023 DRAWN BY: CAH
PROJECT: Jilly's Arcade Addition

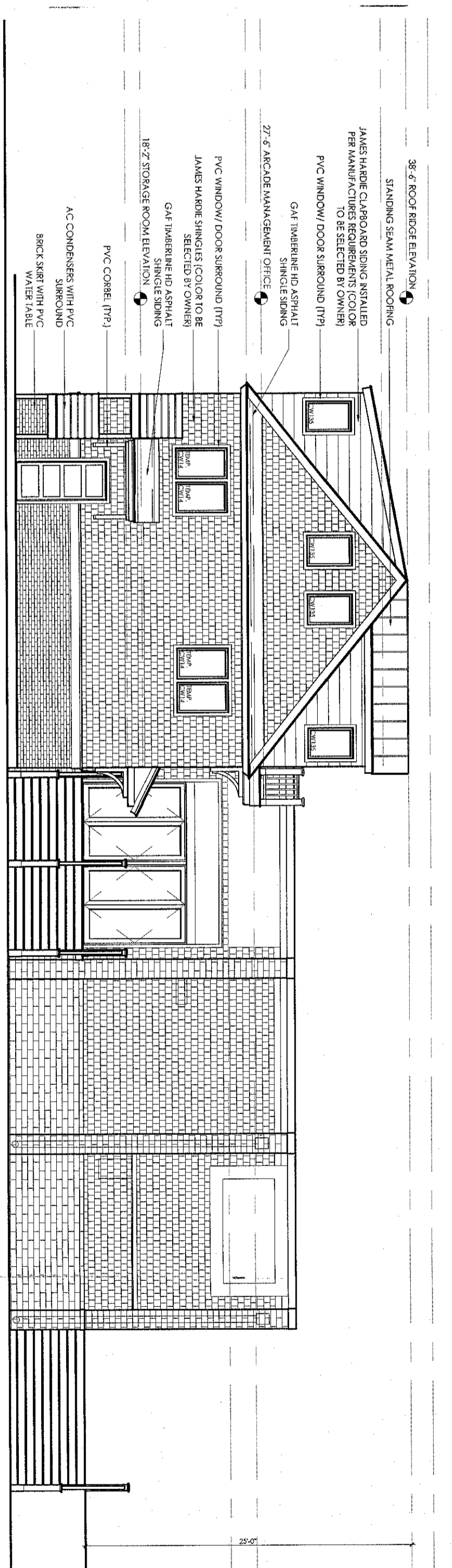
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SHEET NUMBER AND NAME: AO:01 Variance Plan

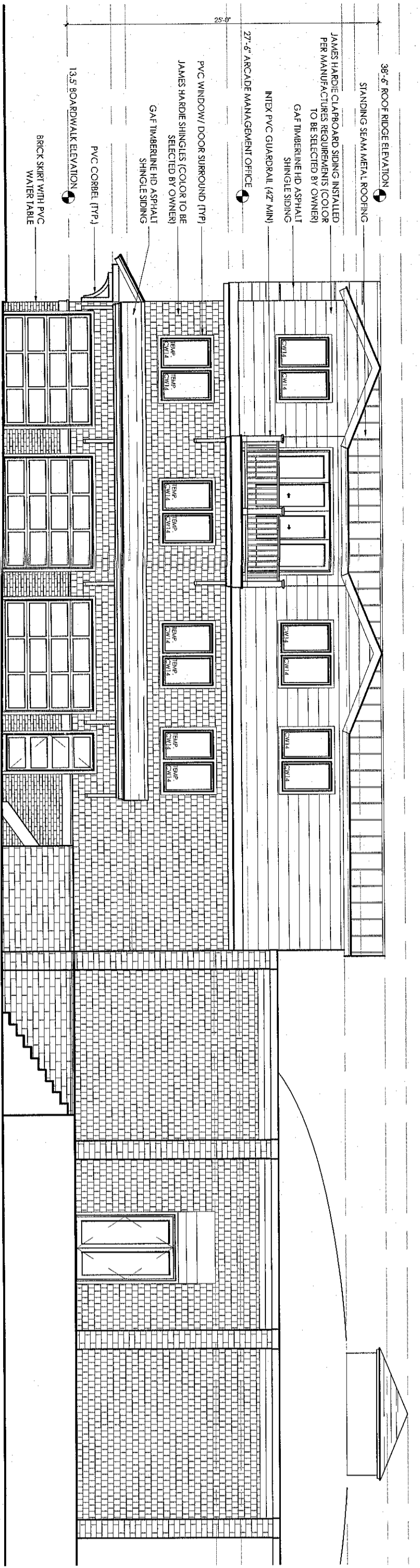
Holiday Architects

email: chris@holidayarchitects.com
F.O. 804 186
Tel: 609.757.6789
Ocean City, NJ 08226

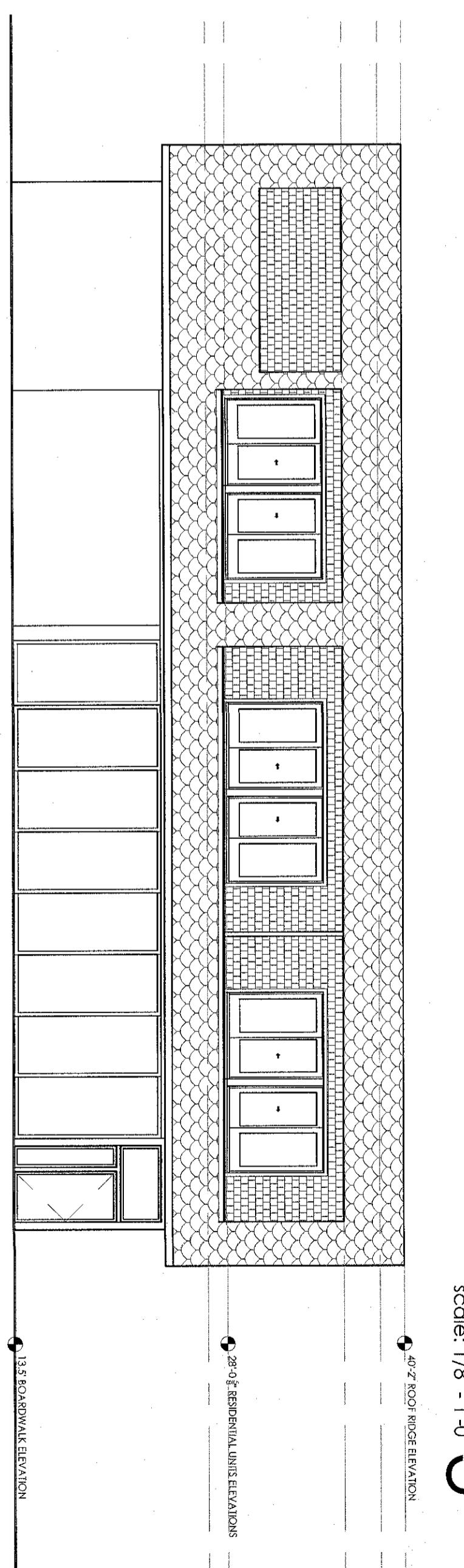
PROJECT TEAM:
SURVEYOR: Paul Koelling & Associates, LLC
609.927.0279 1100 Route 2
National Beach Road
Linwood, NJ 08221
IMC 2021



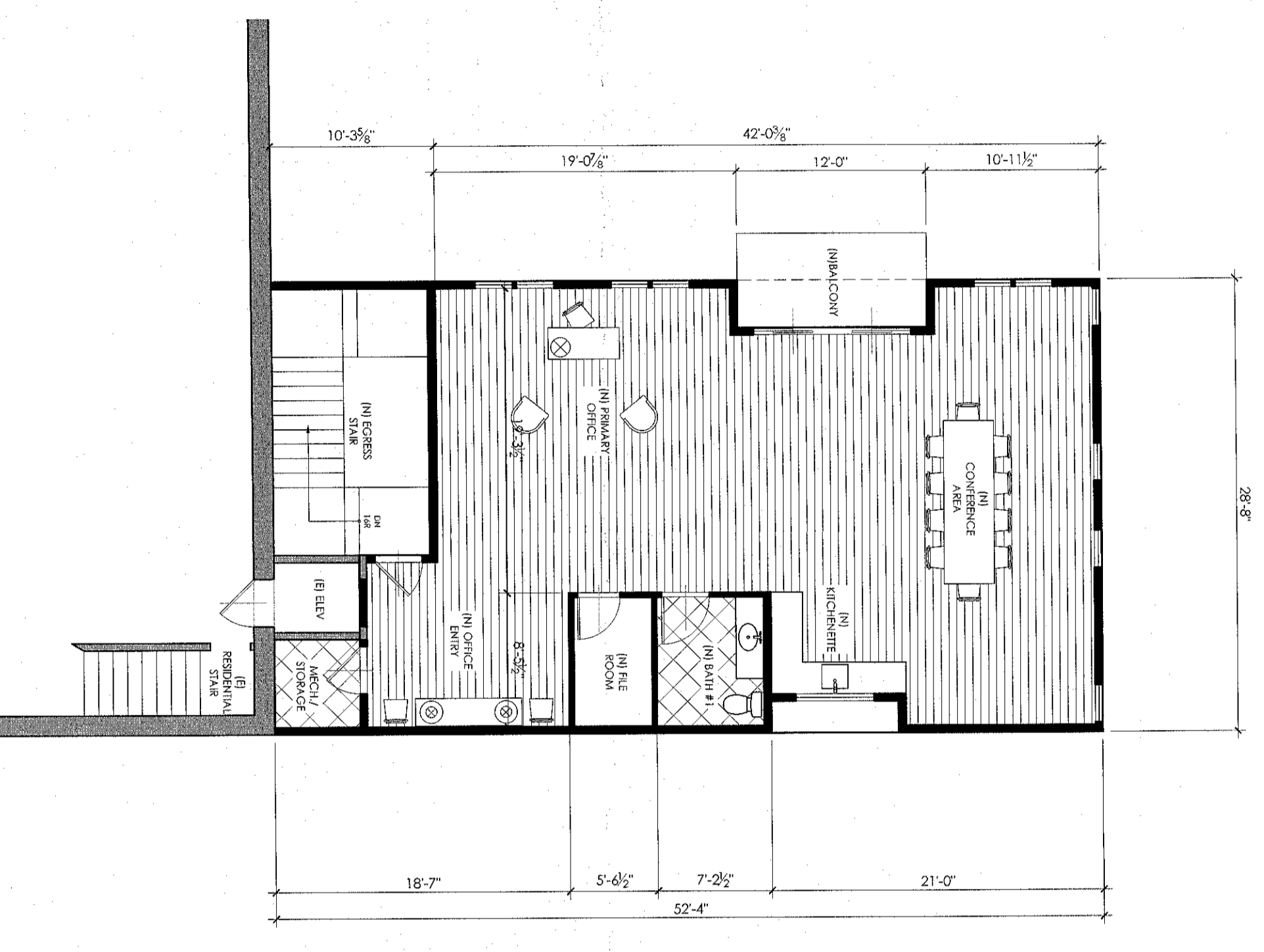
PROPOSED WEST FACING (PARKING AREA) FACADE 3
 scale: 1/8" = 1'-0"



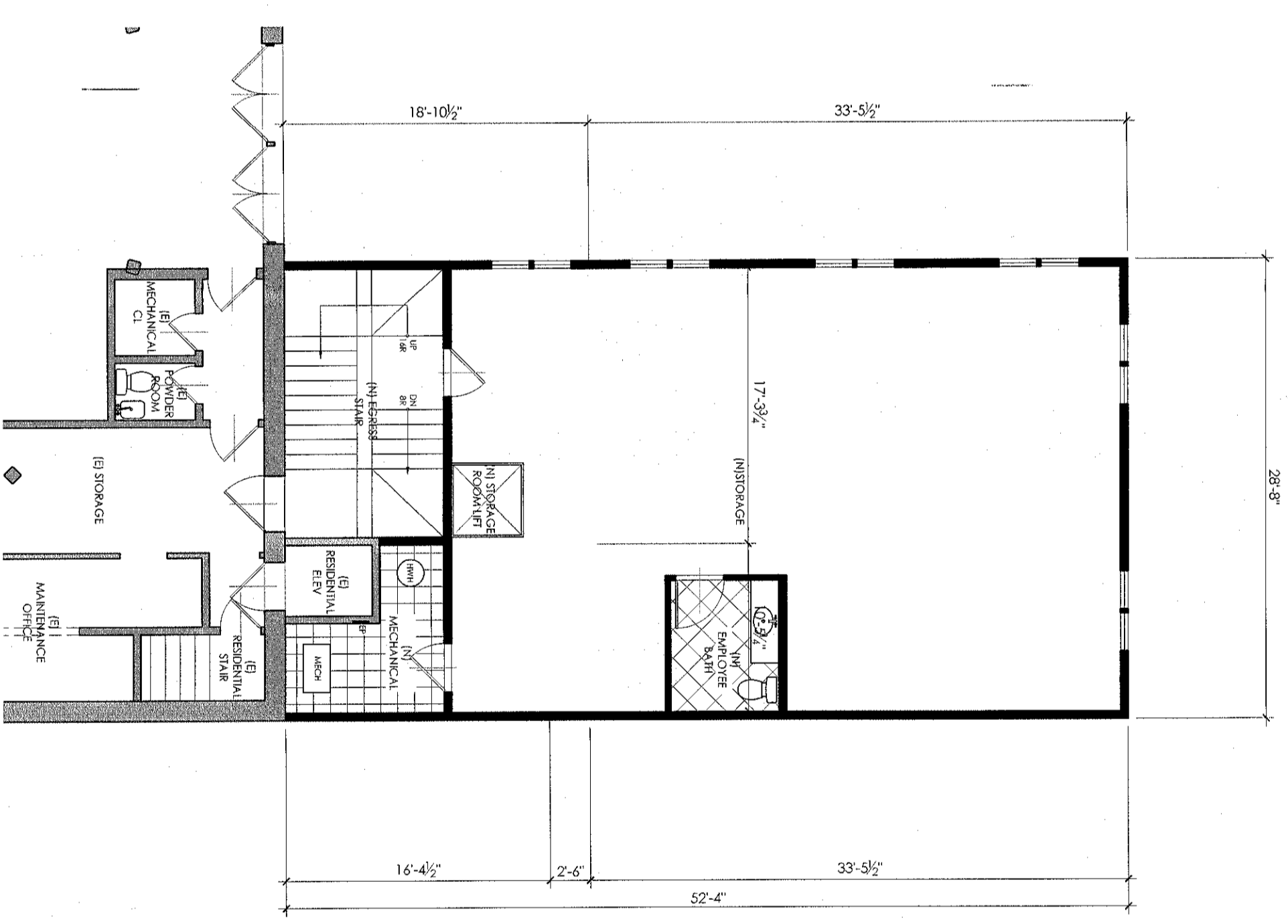
PROPOSED SOUTH FACING FACADE 2
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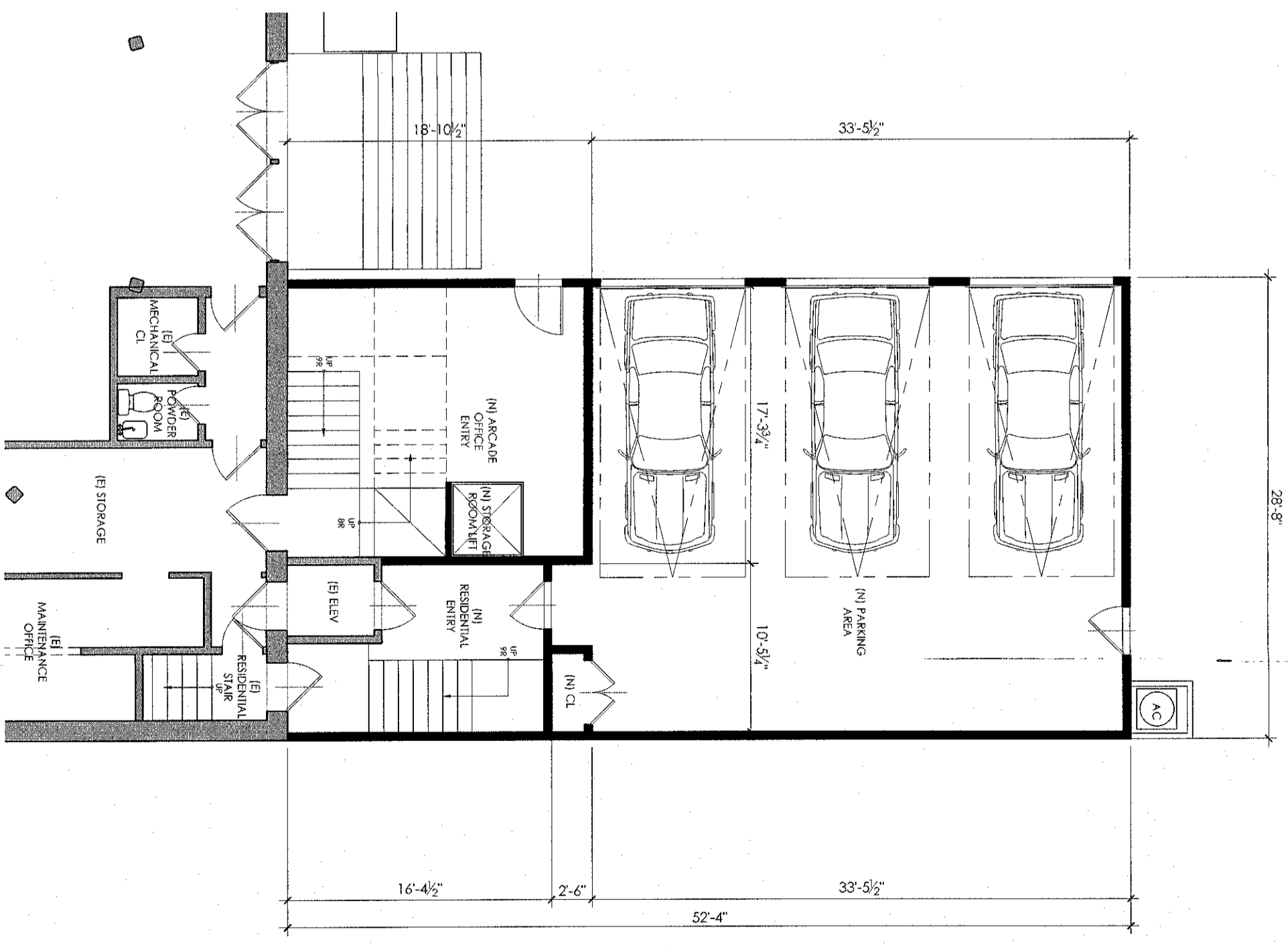
EXISTING BOARDWALK FACING FACADE 1
 scale: 1/8" = 1'-0"



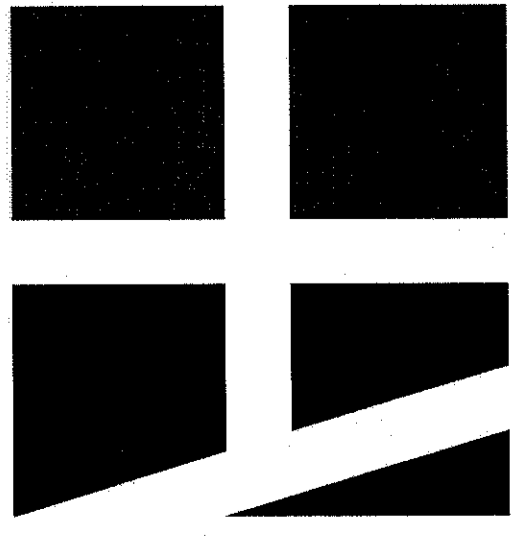
SECOND FLOOR PLAN
 scale: 1/8" = 1'-0"



FIRST FLOOR PLAN
 scale: 1/8" = 1'-0"



GROUND FLOOR PLAN
 scale: 1/8" = 1'-0"



Holiday Architects

email: chris@holidayarchitects.com
 909.609.9378
 800.804.1864
 Ocean City, NJ 08226

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PROJECT TEAM:
 SURVEYOR:
 PAUL KOELLING & ASSOCIATES, LLC
 (609) 927-0279 (phone)
 2161 Shore Road
 Linwood, NJ 08221

SUBMITTAL INFO. / DATE
 SIGNATURE: [Handwritten Signature]
 TITLE: ARCHITECT

PROJECT INFORMATION: 2501 J
 DATE: 07.14.2023 DRAWN BY: CMH
 PROJECT: Jilly's Arcade Addition
 PROJECT ADDRESS: 1168 Boardwalk Ocean City, NJ 08226

V.01
 Variance Plan
 Proposed Plans and Elevations
 Preliminary
 and Final Site
 Plan

OWNER CONTACT:
 The 1168 Building, LLC
 Agent: Paul Levcuk
 732-610-5489
 LOT AND BLOCK:
 LOT 14, BLOCK 1101

SHEET NUMBER AND NAME: