



REVIEW MEMORANDUM #2

DATE: February 26, 2026
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-339Z
OCEAN CITY APP. #: ZBA 26-001
MEETING DATE: TBD
RE: Block 1801, Lot 3
1833-35 Wesley Avenue
APPLICATION TYPE: Variance Application
APPLICANT: Paul & Barbara Krieger and John & Katharine Furst
ZONE: R-2-50 (Residential Zoning District)
PLANS PREPARED BY: Polistina & Associates and Thomas/Bechtold Architecture & Engineering

Handwritten signature of Paul H. Maffei

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include Survey of Block 18.01/Lot 3, ZB-1 Top Sheet, ZB-2 Site Plans, ZB-3 Elevations, ZB-4 Floor Plans.

The following additional documents were reviewed:

- Zoning Board Application dated 1/9/26;
• Memorandum from the Ocean City Municipal Engineer's Office dated 1/21/26;
• Report from the Ocean City Construction Office dated 1/22/26;
• Memorandum from the Ocean City Zoning Office, dated 1/23/26;
• Memorandum from Lt. Robert Reichanek dated 1/22/26;
• Correspondence from Andrew Bechtold dated 2/19/26; and
• Copy of easement dated November 8, 1949.

Zoning Requirements –Residential R-2-50 Zone

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Principal Structure</u>				
Use	2 Family	2 Family	2 Family	NO
Minimum Lot Area (Interior)	5,000 SF	5,100 SF	5,100 SF	NO
Minimum Lot Width (Interior)	50'	42.5'⁽¹⁾	42.5'	YES
Minimum Lot Frontage (Interior)	50'	42.5' ⁽²⁾	42.5'	NO
Minimum Setbacks:				
Front Yard (Bldg.)	10'	14.9'	12.58'	NO
Front Yard (Porch)	10'	10.2'	10.08'	NO
Front Yard (Steps)	0.5'	N/A	1.08'	NO
Side Yard (N)	5'	8'	6.08'	NO
Side Yard (S)	5'	5.9'	6.25'	NO
Side Yard (Total)	12'	13.9'	12.33'	NO
Side Yard (HVAC)	4'	4'	6.08'/6.25'	NO
Rear Yard (Bldg)	25'	48.6'	34.92'	NO
Rear Yard (Deck/Balcony)	20'	36	20.27'	NO
Minimum Lot Depth	100'	120'	120'	NO
Maximum Building Height (Pitch Roof)	30'	28.15'	31.25'	YES
Maximum Cupola Height	34'	N/A	35.25'	YES
Maximum Cupola Area	52.9 SF	N/A	48 SF	NO
Habitable Stories	2	2	2	NO
Maximum Building Coverage	25%	30.76%⁽¹⁾	35%	YES
Maximum Impervious Coverage	55%	96.14%⁽¹⁾	59.9%	YES
Minimum Parking Spaces (2-4 BR)	3	⁽³⁾	6	NO
Gutters	Required	Not Provided ⁽¹⁾	Provided	NO
Parking Setback	1'	0' ⁽¹⁾	>1'	NO
Min. Setback to Architectural Projection	4'	N/A	4.08'/4.25'	NO
Min. Length of Architectural Projection	18'	NA	14'/14'	NO

- (1) Existing non-conforming conditions
- (2) As per Section 25-105.3.d
- (3) Information shall be provided

Project Description

The Applicants are seeking approval to demolish the existing two-family dwelling and construct a new two-family dwelling at 1833-1835 Wesley Avenue.

Review Comments:

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

1. The following “C” Variances are required:
 - Minimum Lot Width
Section 25-204.2.5

- Maximum Building Height
Section 25-204.2.5, Schedule D
 - Maximum Building Coverage
Section 25-204.2.5
 - Maximum Impervious Coverage
Section 25-204.2.5
 - Maximum Cupola Height
Section 25-300.2.a.
 - Providing Gutters and Downspouts
Section 25-300.16.1.f.
2. The following existing non-conformities exist on the site:
 - Minimum Lot Width (Unchanged)
 - Maximum Building Coverage (Increased)
 - Maximum Impervious Coverage (Reduced)
 - Providing Gutters (Eliminated)
 - Parking Setback (Eliminated)
 3. The survey shall be updated to identify the easement and correct the Block number.
 4. Two (2) street trees are proposed and are on the approved list.
 5. A Performance Guaranty shall be provided for all public improvements.
 6. An inspection escrow shall be posted with the City.
 7. Any plan revisions, as required from any approval, shall be provided and revised plans submitted for review.
 8. Copies of any outside agency approvals shall be provided.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica Fenton, Zoning Official
Elias Manos, Esquire
Avery Teitler, Esquire
Matthew Doran, PLS
Andrew Bechtold, RA
Paul & Barbara Krieger and John & Katharine Furst, Applicants
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

EDA #OC-339Z



Picture 1

View of the front of the property from Wesley Avenue on 1/27/26

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

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Picture 2

View looking east along southerly side yard from Wesley Avenue on 1/27/26

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

EDA #OC-339Z



Picture 3

View looking east along northerly side yard from Wesley Avenue on 1/27/26

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

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Picture 4

View of the rear of the property from the boardwalk on 1/27/26

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

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Picture 5

View of the access easement at the rear of the property looking north on 1/27/26

ENGINEERING DESIGN ASSOCIATES, P.A.

1833-1835 WESLEY AVENUE

ZBA 26-001

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Picture 6

**View of the back of the existing house from the backyard looking northwest on
1/27/26**

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

JAN 9 2026 9:52
RECEIVED PLANN

January 9, 2026

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: 1833-35 Wesley Avenue
Lot: 3, Block: 1801

Dear Mrs. Felker:

I herewith enclose the Application of Paul Krieger & Barbara Krieger and John Furst & Katharine Furst, owners of both units in the above Property, for lot width, building height, building coverage and impervious coverage variance relief to construct a new two-family dwelling on the existing 42.5 foot by 120 foot parcel of Property. The current structure on the Property is an older two-family dwelling.

The Property is an interior lot located in an R-2-50 zone. Lot width variance relief is required because the existing lot is only 42.50 feet in width, where 50 feet is required. It is important to note that this is a pre-existing, non-conforming bulk condition that creates the necessity for this variance relief. In addition, the lot contains a twenty (20) foot wide easement on the eastern part of the Property. This easement area is entirely paved with concrete and allows property owners on that block access to their respective properties. This easement makes it virtually impossible to design a building that complies with the impervious coverage. CAFRA approval is required for this project and is pending. NJDEP Wetlands permits are not required for the approval of this Application.

Enclosed please find a check in the amount of \$1,700.00. Also enclosed are six (6) copies of the Application with attached Variance Plan prepared by Thomas/Bechtold, survey from Polistina & Associates, plat requirements, 200 foot list and certification of paid taxes.

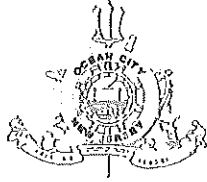
I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Avery S. Teitler

cc: Applicants (with enclosures via email)
Andrew Bechtold (with enclosures via email)

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 PAUL KRIEGER, BARBARA KRIEGER, JOHN FURST & KATHARINE FURST

Applicant's Mailing Address 70 CANDACE LANE, CHATHAM, NJ 07928

*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)

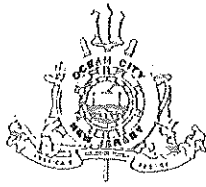
Location of Premises 1833-35 WESLEY AVENUE
 (Street address)

Block(s) 1801 Lot(s) 3 Zone R-2-50
 (Tax Map reference)

B. Description the application: LOT WIDTH, BUILDING HEIGHT, BUILDING COVERAGE AND IMPERVIOUS COVERAGE VARIANCE RELIEF TO CONSTRUCT A NEW TWO-FAMILY DWELLING ON THE EXISTING UNDERSIZED LOT.

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 |



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

1) Said property is: 42.5 FOOT BY 100 FOOT
 (Give dimensions and area)
 and has the following structures: TWO FAMILY DWELLING

2) Size and setbacks of existing building:

Width of building:	<u>36.5</u>	Length of building:	<u>70.3</u>
Height:	<u>28.10 ABOVE ZFE</u>	Stories:	<u>2</u>
Front:	<u>10.2</u>	Rear:	<u>39.5</u>
Side:	<u>2</u>	Side:	<u>4</u>
% Building Coverage:	<u>30.76</u>	% Impervious Surface Coverage:	<u>96.14</u>

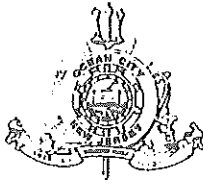
3) Size and setbacks of proposed building and/or addition:

Width of building:	<u>30.17</u>	Length of building:	<u>89.76</u>
Height:	<u>31.25 ABOVE ZFE</u>	Stories:	<u>2</u>
Front:	<u>10.08</u>	Rear:	<u>20.16</u>
Side:	<u>6.08 +/-</u>	Side:	<u>6.25 +/-</u>
% Building Coverage:	<u>35</u>	% Impervious Surface Coverage:	<u>59.9</u>

4) Date property acquired and prevailing zoning at time of acquisition: 10/13/2020 (1833 WESLEY)
1/28/2011 (2835 WESLEY), 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"



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

Describe any deed restrictions affecting this property: UNKNOWN

Existing and proposed number of dwelling units: 2 & 2

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

Existing and proposed gross floor area: 3,140/ 3,570

Existing and proposed parking spaces: 4 & 6

Existing and proposed number of lots: 1 & 1

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: TWO FAMILY DWELLING

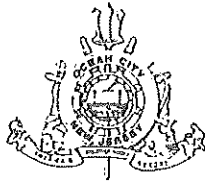
Facilities for solid waste and recyclables: YES

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

Names, addresses and E-mail of all expert witness proposed to be used: THOMAS/BECHTOLD ARCHITECTS 599 SHORE ROAD, SOMERS POINT, NJ 08244, POLISTINA ASSOCIATES, 6684 WASHINGTON AVENUE, EHT, NJ 08234

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

(If applicable, attach list)



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ESCROW FEES SUBMITTED
FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates [Ord. #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

PAUL KRIEGER
 (Name)

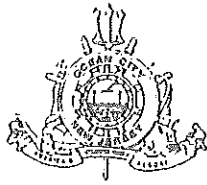
 (Daytime Phone)

70 CANDACE LANE, CHATHAM, NJ 07928
 (Billing Address)

(Signature) *g. Krieger for App/conts*

1/9/26
 (Date)

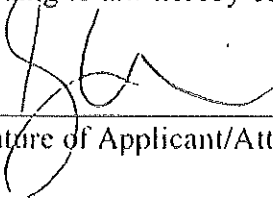
Note: The application will be deemed **incomplete** if all information above is not fully completed.



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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 _____, 2026.

(Signature of property owner)

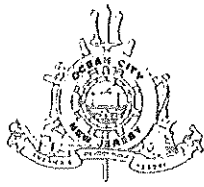
70 CANDACE LANE, CHATHAM, NJ 07928
(Address)

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____ 2026

Signature of Person authorized to take oaths - Notary



PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: PAUL KRIEGER, BARBARA KRIEGER, JOHN FURST & KATHARINE FURST

NAME OF OWNER: SAME

NAME OF PROFESSIONAL(S): ANDREW BECHTOLD AND MATTHEW DORAN

Required Documents

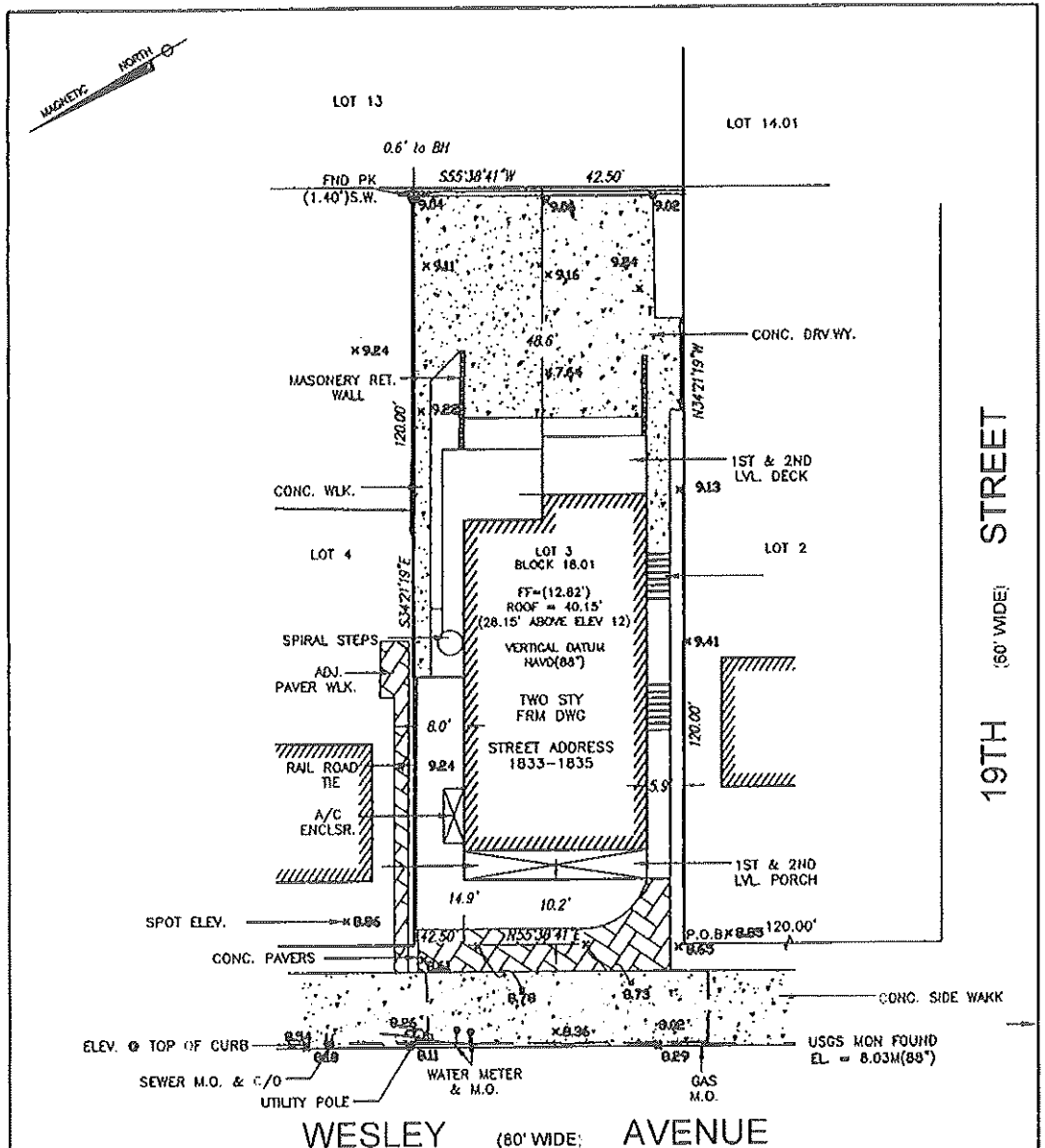
- a) One original & 5 copies of the application WITH the completed Checklist X
- b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance X
- c) Required Application Fees as set forth in Chapter XXX of the City Code X
- d) Copy of CAFRA application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

ANSWERS TO QUESTION 6 (a) and (b)

The Applicants, owners of both units of an existing condominium located at 1833-35 Wesley Avenue, seek lot width, building height, building coverage and impervious coverage variances to construct a new two family dwelling on the Property. The Property currently contains an older two family dwelling.

Lot width variance relief is required because the lot width is only 42.5 feet, where 50 feet is required. The Property is located in an R-2-50 zone, which requires lots to have at least 50 feet in width. In addition to the inferior lot width, the Property contains a twenty (20) foot easement located on the eastern part of the lot. This easement area is entirely paved and allows property owners on that block access to their respective properties. This paved easement area, which makes up part of the subject Property, makes it virtually impossible to design and construct a building that conforms to the impervious coverage standard. Finally the building coverage variance stems from not meeting all of the design incentives. The building would be fully conforming if all design incentives were satisfied.

The variances sought can be granted under the (c)(1) criteria, in that complying with the lot width and impervious coverage requirements is a hardship because of the existing conditions on the Property. In addition, the variances can be granted under the (c)(2) criteria, in that the benefits of constructing a new code compliant building will substantially outweigh any detriments. The new building will provide a significant aesthetic improvement to the Property and reduce some of the existing bulk non-conformities, including the current impervious coverage. The contemplated building will be in conformity with a majority of the other buildings in the neighborhood and will result in a more desirable visual environment. As a result, granting the variances sought presents no detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance.



GENERAL NOTES:

1. BEING COMMONLY KNOWN AS LOT 3 BLOCK 1801 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF OCEAN CITY.
2. STREET ADDRESS: 1833-1835 WESLEY AVENUE.
3. DEED REFERENCE/ BOOK:03946 PAGE:00455 AS FILED WITH THE OFFICES OF THE CAPE MAY COUNTY CLERK DATED NOVEMBER 9, 2020
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY PERTINENT INFORMATION THAT ONE MAY DISCLOSE.
5. ELEVATIONS ARE IN REFERENCE TO THE N.A.V.D OF 1988
6. NO FLOOD ZONE APPLICABLE

PREPARED FOR: BARBARA KRIEGER

IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL WHOSE NAME APPEARS HEREON, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.



SCALE 1" = 20'

THIS SURVEY/SITE PLAN IS INTENDED TO SHOW OBSERVABLE SURFACE IMPROVEMENTS ONLY. IT IS NOT INTENDED TO SHOW, NOR SHOULD IT BE USED TO DETERMINE OR SHOW ANY WETLANDS BUFFERS, UNDERGROUND TANKS, SURFACE OR SUBSURFACE HAZARDOUS WASTE, DEBRIS OR ANY OTHER OBSERVABLE ITEMS NOT SPECIFICALLY COVERED BY THE PROPOSAL.

SURVEY OF:
BLOCK 18.01 / LOT 3
CITY OF OCEAN CITY
CAPE MAY COUNTY / NEW JERSEY

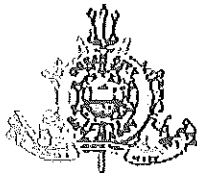
TO ANY INSURER OF TITLE RELYING HEREON AND ANY OTHER PART IN INTEREST: IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, HEREBY CERTIFY TO IT'S ACCURACY (EXCEPT SUCH BASEMENTS, IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDICEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE OF THE LANDS AND PREMISES SHOWN THEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. OFFSETS HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

Matthew F. Doran
MATTHEW F. DORAN
N.J. P.E. & P.L.S., LIC No. 26273
N.J. P.P. LIC No. 2292
P.A. P.E. LIC No. 31291-E

Deborah L. Wahl
DEBORAH L. WAHL
N.J. P.E. LIC No. 34823
N.J. P.P. LIC No. 4817

POLISTINA-
Associates, LLC
Engineers & Planners
6684 Washington Avenue
Egg Harbor Township, NJ 08234
Phone: (609) 645-2950
Fax: (609) 645-2949
Gen'l Acct. No. 2/GA28091800

DATE 05-15-25
SCALE: 1" = 20'
DRN BY: JTB
PROJ. 1504 92
REV VGL 8.18.25



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

PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: Paul & Barbara Krieger and John & Katherine Furst

NAME OF OWNER: Paul & Barbara Krieger and John & Katherine Furst

BLOCK: 1801 LOT: 3 ADDRESS: 1833-35 Wesley Avenue

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

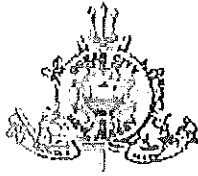
5. Date (of original and all revisions). X

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

**Krieger – Furst
1833-35 Wesley Avenue
Block 1801, Lot 3
Ocean City, NJ
File #3025**

Variations Requested:

- **Minimum Lot Width** – 42.5' is existing nonconforming where 50' is required
- **Maximum Building Height (Flat/Pitched)** – 31.25' ZFE is proposed where 30' from ZFE is required
- **Maximum Building Coverage (without and with incentives)** – 1785 SF (35%) is proposed and permitted with incentives. 1785 SF (35%) is proposed where 25% is required without incentives.
- **Maximum Impervious Coverage** – 3032 SF (59.9%) is proposed where 55% is permitted.

Exhibit to Plat Requirements / Variance §25-1500.6.2

6. To be supplied by the Applicant's Attorney.

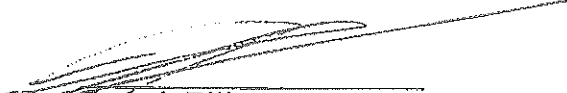
10. To be supplied by the Applicant's Attorney.

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 1801
LOT NUMBER 3 (C1 & C2)
PROPERTY LOCATION 1833-35 WESLEY 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 12/2/2025



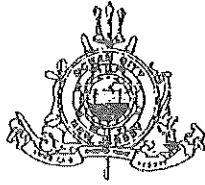
Joseph Elliott
Tax Assessor

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.

RECEIVED

DEC 02 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 PAUL & BARBARA KRIEGER AND JOHN & KATHARINE FURST

Block: 1801

Lot: 3 C1 & C2

Property Address: 1833-35 WESLEY 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 Quel	Property Location Additional Lot 19TH TO 25TH ST	Property Class 1SC	Owner Address City, State	Zip Code
801	601-03 19TH ST	2	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
601			601 19TH STREET, LLC 629 MEADOWLARK RD AUDUBON, PA	19403
801	601-03 19TH ST	2	SANDOLE, DENNIS A & DORIS 301 PORTSMOUTH RD CHERRY HILL, NJ	08024
603				
801	1837 WESLEY AVE 091801, L7A,9A	2	BUCKLEY, WALTER S III, TRUSTEE 660 HAMPSHIRE RD, #200 WESTLAKE VILLAGE, CA	91361
801	1833-35 WESLEY AVE	2	KRIEGER, PAUL & BARBARA 70 CANDACE LN CHATHAM, NJ	07928
1				
801	1829-31 WESLEY AVE 081801, L5,B,4C,5A	1	AMANDAUST LLC 1829-31 WESLEY AVE FL1 OCEAN CITY, NJ	08210
1				
801	1829-31 WESLEY AVE	2	AMANDA JBT, L C 906 SWEETBRIAR CR DEPTFORD, NJ	08525
2				
801	1825-27 WESLEY AVE 081801 L4A	2	SHRADER, ALLEN & KIMBERLY 6 KLINE DR THORNTON, PA	19373
1				
801	1825-27 WESLEY AVE 1801,4,A,C-B	2	CAMPANARO, MARC V & LAURA M 73 HIGHBRIDGE BLVD MEDFORD, NJ	08055
2				
801	1821-23 WESLEY AVE 081801 L6 C1&C2 MD REVOC,2014 CHG	2	ALLEN, ROBERT A & KELLY L 16 COLLAGE COURT CHERRY HILL, NJ	08203
801	1813 WESLEY AVE	2	MERKEL, CAROL J 5854 ROYAL FERN RD ALLENTOWN, PA	18104
1813				
801	1815 WESLEY AVE	2	COHN, ALAN J & DARLENE L 1442 FLAT ROCK RD NARBERTH, PA	19072
1815				

Block Lot Quel	Property Location Additional lot	Property Class	Owner Address City, State	Zip Code
301	1809 WESLEY AVE	2	URBAN, RICHARD J & JUDITH A 1809 WESLEY AVE OCEAN CITY, NJ	08226
301	1811 WESLEY AVE	2	HARTMAN, GLENN R TRUSTEE ETAL 16071 PARQUE LN NAPLES, FL	34110
301	1822 BOARDWALK 081891 L1F	150	CITY OF OCEAN CITY 9TH ST & ASBURY AVE OCEAN CITY, NJ	08226
301	1832 BOARDWALK 081801 L3C	150	CITY OF OCEAN CITY 9TH ST & ASBURY AVE OCEAN CITY, NJ	08226
301 1.C2	1848-1850 BOARDWALK	1	501-03 19TH STREET CONDO ASSOC 301 PORTSMOUTH RD CHERRY HILL, NJ	08034
302 3.01 1	1812-14 WESLEY AVE	2	PASTOREK, DAVID A & CAROL L 727 ST JAMES DRIVE LANGHORNE, PA	19047
302 3.01 2	1812-14 WESLEY AVE	2	PASTOREK, DAVID A & CAROL L 727 ST JAMES DRIVE LANGHORNE, PA	19047
302 7 1	1816 WESLEY AVE	2	EICHERT, STEVEN JOHN & CHRISTIN K 235 MATHER RD JENKINTOWN, PA	19046
302 7 2	1816 WESLEY AVE	2	WITKOWSKI, JAY M 185 MATTHEW CIRCLE RICHBORO, PA	18954
302 7.01 1	1818A&B WESLEY AVE	2	DRURY, JANE 316 RUNNYMEDE AVE JENKINTOWN, PA	19046
302 7.01 2	1818A&B WESLEY AVE	2	DRURY, DALE M 236 SUMMIT AVE JENKINTOWN, PA	19046
302 3 1	1820-22 WESLEY AVE	2	GARGIULO, THOMAS & SUZANNE 1820 WESLEY AVE OCEAN CITY, NJ	08226
302 3 2	1820-22 WESLEY AVE	2	PHELAN, LISA M & DANIEL S MATZMAIER 2613 JEANNE ST FALLS CHURCH, VA	22046

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
802	1824-26 WESLEY AVE	2	GARGIULO, RICHARD F 13 COLISEUM DR EASTAMPTON, NJ	08060
9	1824-26 WESLEY AVE	2	URBAN, BRETT & JENNIFER 603 BAINBRIDGE DR MULLICA HILL, NJ	08064
302	1828-30 WESLEY AVE	2	MILLER, BARBARA J & RICHARD JOSEPH 24 TUCKERTON RD SHAMONG, NJ	08088
3	1828-30 WESLEY AVE	2	HENTZ, RONALD F & LORETTA A 102 MURFIELD CT MOORESTOWN, NJ	08057
1	1832-34 WESLEY AVE	2	GALL, MARTINA R 1152 MEREDITH LN CHESTER SPRINGS, PA	19425
302	1836 WESLEY AVE	2	1836 WESLEY L.L.C 211 EXCALIBUR DR NEWTOWN SQUARE, PA	19073
3	1836 WESLEY AVE	2	PETRIZIO, PETER & DANA 1478 W STONINGTON DR DOWNINGTOWN, PA	19335
1	513 19TH ST	2	BIGELOW, PENNIE M 1200 KINGS HIGHWAY HADDON HEIGHTS, NJ	08562
302	1842 WESLEY AVE	2	STAUFFER, JOHN W & RITA D 1838 WESLEY AVE OCEAN CITY, NJ	08726
4	081802 L7908	2	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08225
301	1901-03 WESLEY AVE	2	CORNELL, CHARLES & PAMELA 2150 S OCEAN BLVD, #6B DELRAY BEACH, FL	33483
1	1901-03 WESLEY AVE	2	JULIANO, MARGARET A 1903 WESLEY AVE OCEAN CITY, NJ	08226
2	1900 WESLEY AVE	2	POPE, ALAN R & NATALIE P 209 E MAPLE AVE MOORESTOWN, NJ	08057

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

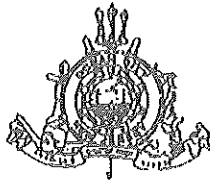
COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE
ABSECON, NJ 08201

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: PAUL & BARBARA KRIEGER

BLOCK: 1801 LOT: 3 C1

STREET ADDRESS: 1833 WESLEY AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 12/2/25

Taxes paid through 12/31/25 4th Q quarter 2025

Remarks: _____

Terence Graff
Terence Graff
Tax Collector

12/2/25
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

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



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2416

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: PAUL & BARBARA KRIEGER AND JOHN & KATHARINE FURST

BLOCK: 1801 LOT: 3 C2

STREET ADDRESS: 1835 WESLEY AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 12/2/25

Taxes paid through 12/31/25 ^{1st} quarter 20 25

Remarks:

Terence Graft
Tax Collector

12/2/25
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

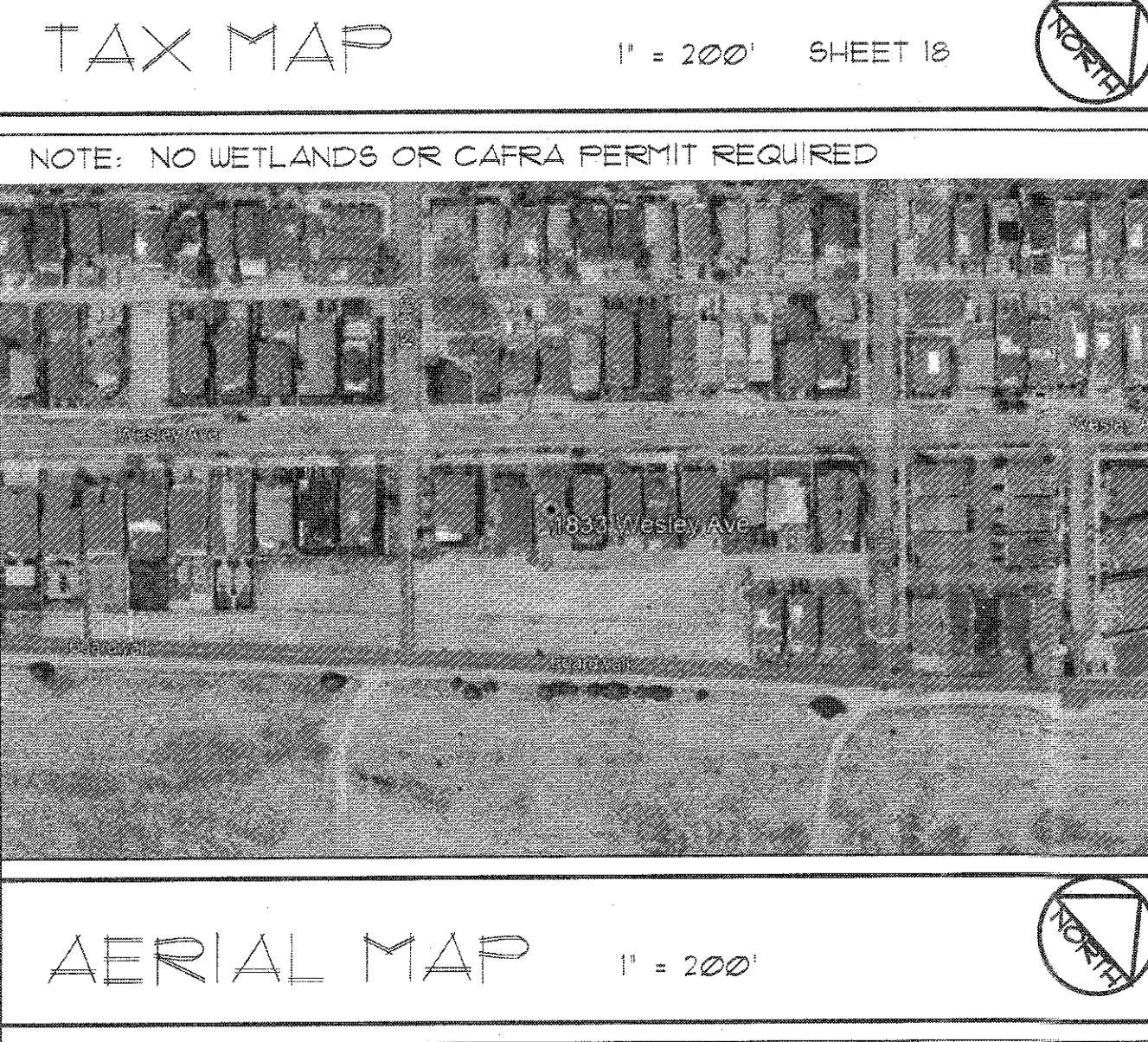
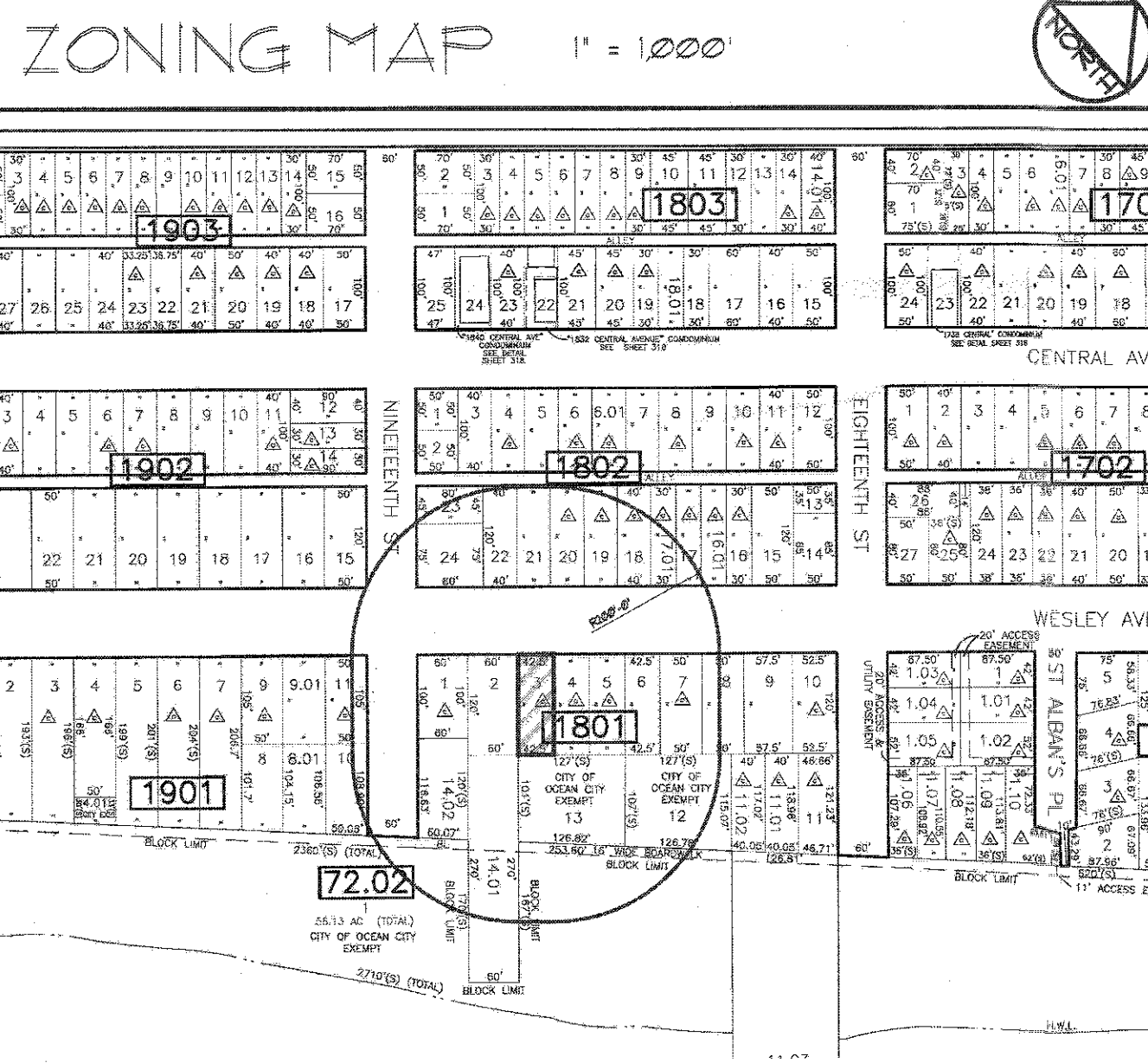
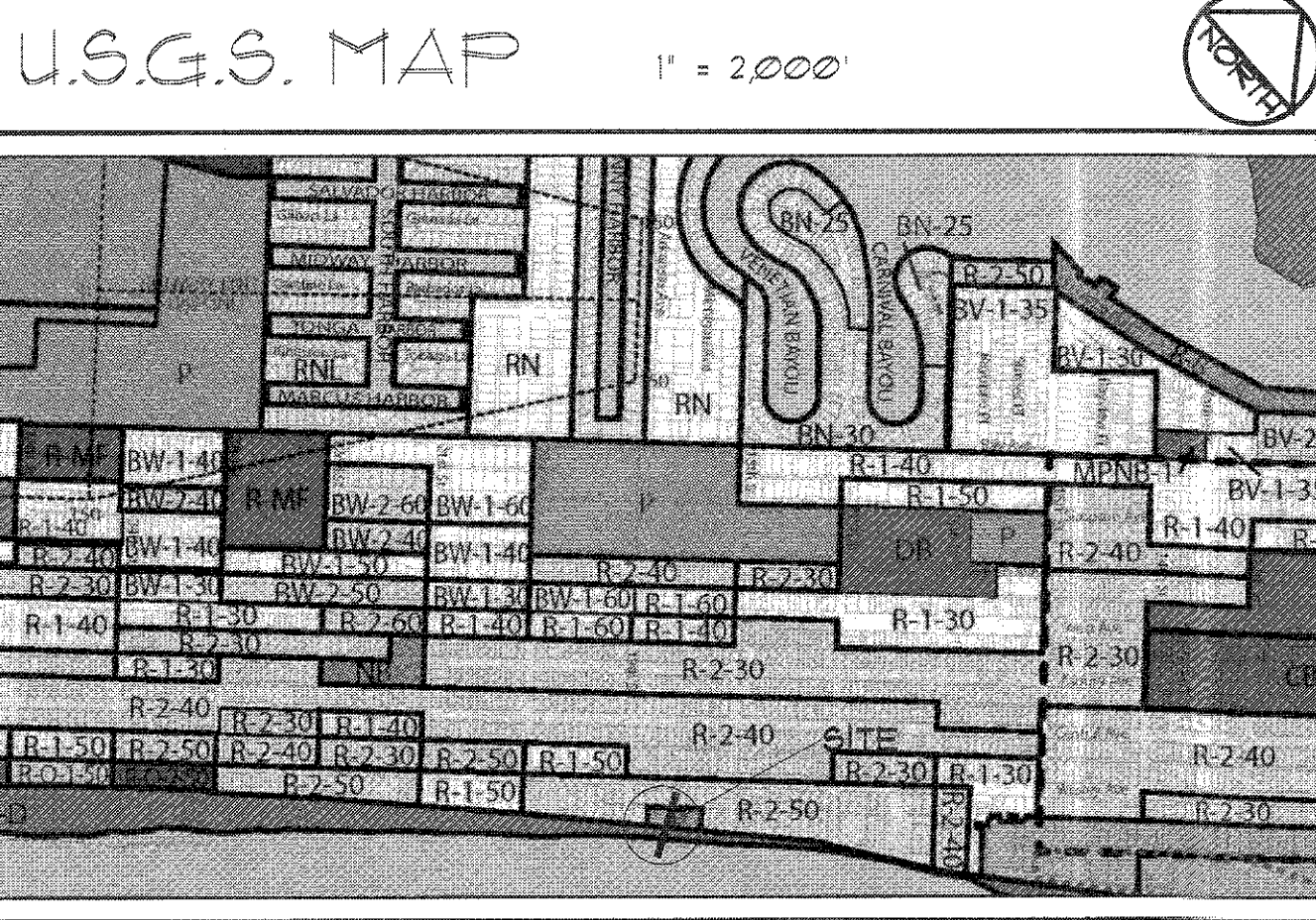
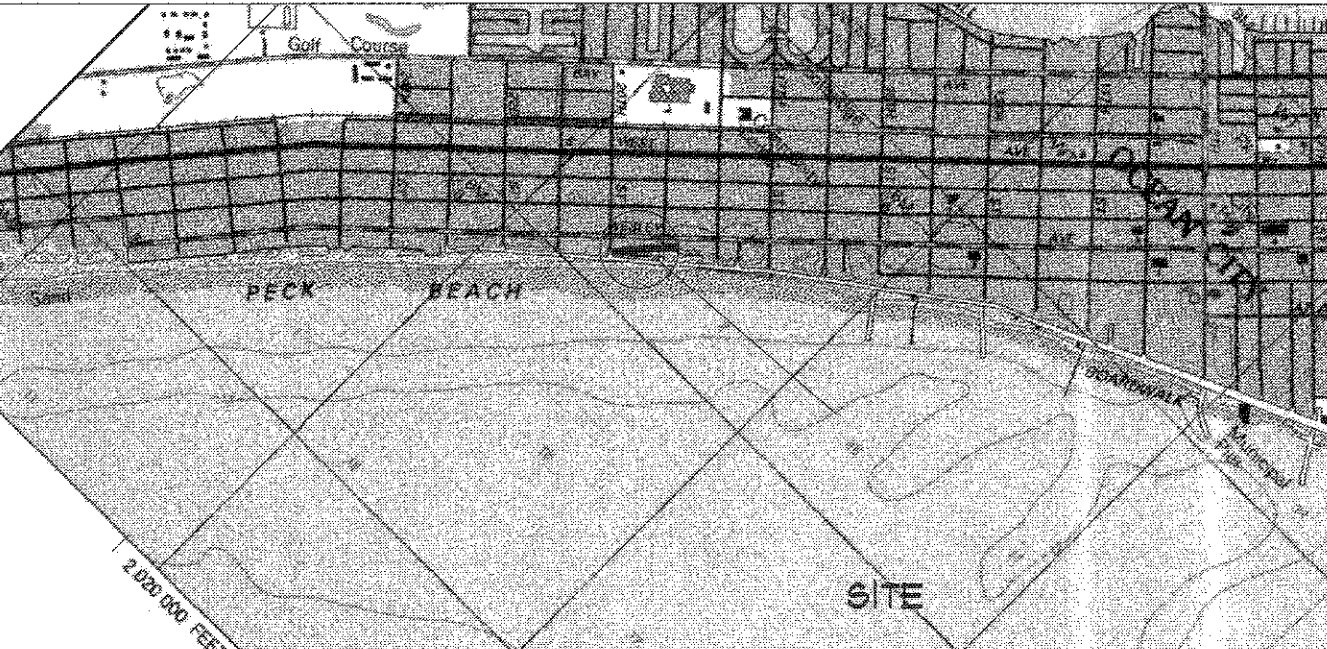
AVERY S. TEITLER, ESQ.
618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226 (F) 609-398-4017

APPLICANT / OWNER
PAUL & BARBARA KRIEGER
 1833 WESLEY AVE
 OCEAN CITY NJ 08226

JOHN & KATHARINE FURST
 104 CREEKSIDE WAY
 SCHWENKSVILLE PA 19473

KRIEGER RESIDENCE

1833-35 WESLEY AVENUE



ZONING STANDARD	ZONING COMPLIANCE REQUIRED PERMITS	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE
USE	TWO FAMILY	TWO FAMILY	TWO FAMILY	NO
MINIMUM LOT AREA	5,000 SF	5,100 SF	5,100 SF	NO
MINIMUM LOT WIDTH	50'	42.5'	42.5'	YES
MINIMUM LOT FRONTAGE	50'	42.5'	42.5'	ENC
MINIMUM LOT DEPTH	100'	120'	120'	NO
MINIMUM BUILDING SETBACKS				
FRONT	10'	10.2'	10.00'	NO
SIDE	11'	2'	8.00'	NO
SIDE YARD	11'	0'	12.00'	NO
REAR SIDE BAY / DECK	4'	NA	4.00'	NO
REAR SIDE BAY / DECK	20' / 25'	38.5' / 48.825'	20.18' / 34.82'	NO
REAR SIDE BAY / DECK	0'	NA	1.00'	NO
MAXIMUM LENGTH OF ARCH. PROJ.	18'	NA	14'	NO
MAXIMUM BUILDING HEIGHT	30' FROM ZFE	28.15' ABOVE ZFE	31.25' FROM ZFE (FIN. GRADE +3)	YES
MAXIMUM GUPOLA HEIGHT	34' FROM ZFE	NA	35.25' FROM ZFE (FIN. GRADE +3)	YES
MAX BLDG. COVERAGE (WITHOUT INCENTIVES / WITH INCENTIVES)	25% / 35%	1,589 SF, 30.76%	1,785 SF, 35%	YES / NO
MAXIMUM IMPERVIOUS COVERAGE	55%	4,902.5 SF, 96.14%	3,032 SF, 59.9%	YES
PARKING SPACES	3	3	6	NO
PROPOSED STRUCTURE TO HAVE GUTTERS AND DOWNSPOUTS				

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 THOMAS BECHTOLD, LLC (200' LIST)
 BLOCK NUMBER 1804
 LOT NUMBER 3
 PROPERTY LOCATION 1833-35 WESLEY AVE, OCEAN CITY, NJ

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.

DATE 10/29/2025
 Joseph Elliott
 Tax Assessor

1. This report was developed using digital data from the Ocean City/Cape May and Venetia, Engineers (Geographic Information System). This report is a secondary product and has not been verified by Reuniger and Venetia Engineers.

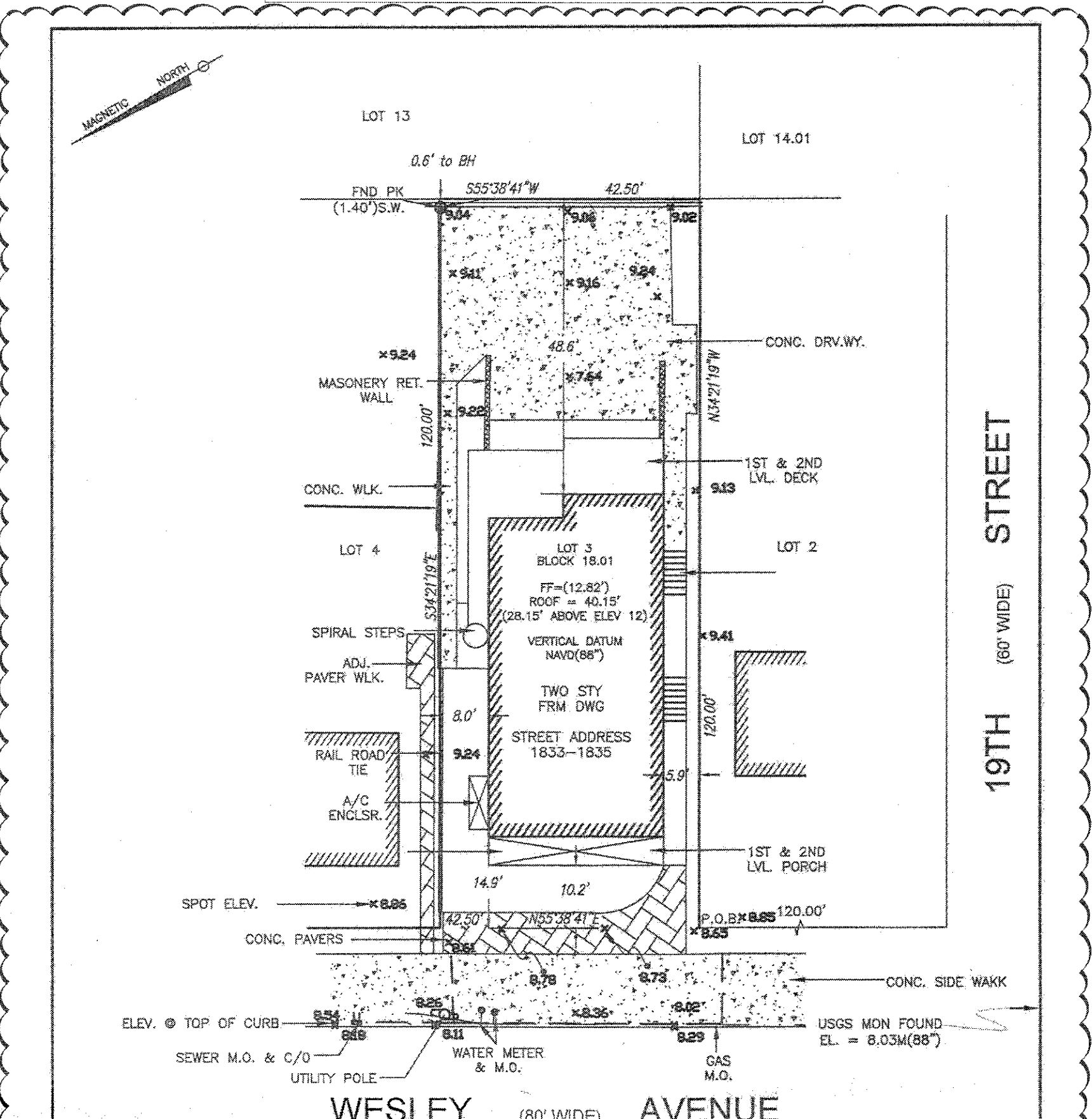
2. The attached report was developed using digital data from the Ocean City/Cape May and Venetia, Engineers GIS system to establish the perimeter that falls within the 200' list criteria. In addition, lot owner names, addresses, etc. (as defined by the 200' list) data was taken from the BRT Technologies, 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.

SIGNATURES

PLANNING BOARD CHAIRMAN _____

PLANNING BOARD SECRETARY _____

BOARD ENGINEER _____



GENERAL NOTES:

- BEING COMMONLY KNOWN AS LOT 3, BLOCK 1801 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF OCEAN CITY.
- STREET ADDRESS: 1833-1835 WESLEY AVENUE.
- DEED REFERENCE: BOOK-03946 PAGE-00455 AS FILED WITH THE OFFICES OF THE CAPE MAY COUNTY CLERK DATED NOVEMBER 9, 2020.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY PERTINENT INFORMATION THAT ONE MAY DISCLOSE.
- ELEVATIONS ARE IN REFERENCE TO THE N.A.V.D. OF 1988
- NO FLOOD ZONE APPLICABLE

PREPARED FOR: BARBARA KRIEGER
 IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL WHOSE NAME APPEARS HEREON, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.

THIS SURVEY/SITE PLAN IS INTENDED TO SHOW OBSERVABLE SURFACE IMPROVEMENTS ONLY. IT IS NOT INTENDED TO SHOW, NOR SHOULD IT BE USED TO DETERMINE OR SHOW NEUTRALITY SURFACES, UNDERGROUND TANKS, SURFACE OR SUBSURFACE HAZARDOUS WASTE, DEBRIS OR ANY OTHER OBSERVABLE ITEMS NOT SPECIFICALLY COVERED BY THE PROPOSAL.

TO ANY INSURER OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS AS ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE SURFACE OF THE LAND AND NOT VISIBLE AS AN INCUMBRANCE FOR ANY INSURER OF TITLE TO INSURE THE TITLE OF THE LANDS AND PROCEEDS SHOWN THEREON, THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. OFFICER'S HEREON ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FINES OR OTHER PENALTY STRUCTURES.

SURVEY OF:
 BLOCK 1801 / LOT 3
 CITY OF OCEAN CITY
 CAPE MAY COUNTY / NEW JERSEY

MATTHEW F. DORAN
 N.J. P.E. & P.L.S., LIC. No. 28273
 N.J. P.E. LIC. No. 22992
 P.A. P.E. LIC. No. 31291-E

DEBORAH L. WAHL
 N.J. P.E. LIC. No. 34623
 N.J. P.E. LIC. No. 4817

ROSTINA
 ENGINEERS & PLANNERS
 6584 Washington Avenue
 Egg Harbor Township, NJ 08249
 Phone: (609) 549-9999
 Fax: (609) 648-9949
 C:\Users\rod\Documents\2020

DATE: 05-15-25
 DRN: JTB
 PROJ: 1804.02
 REV: V01.5.18.25

Block	Lot	Property Location	Owner	Address	City	State	Zip
1800	1	1800-01 WESLEY AVE
1800	2	1800-02 WESLEY AVE
1800	3	1800-03 WESLEY AVE
1800	4	1800-04 WESLEY AVE
1800	5	1800-05 WESLEY AVE
1800	6	1800-06 WESLEY AVE
1800	7	1800-07 WESLEY AVE
1800	8	1800-08 WESLEY AVE
1800	9	1800-09 WESLEY AVE
1800	10	1800-10 WESLEY AVE
1800	11	1800-11 WESLEY AVE
1800	12	1800-12 WESLEY AVE
1800	13	1800-13 WESLEY AVE
1800	14	1800-14 WESLEY AVE
1800	15	1800-15 WESLEY AVE
1800	16	1800-16 WESLEY AVE
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1800	93	1800-93 WESLEY AVE
1800	94	1800-94 WESLEY AVE
1800	95	1800-95 WESLEY AVE
1800	96	1800-96 WESLEY AVE
1800	97	1800-97 WESLEY AVE
1800	98	1800-98 WESLEY AVE
1800	99	1800-99 WESLEY AVE
1800	100	1800-100 WESLEY AVE

KRIEGER RESIDENCE
 1833-35 WESLEY AVENUE OC
 LOT: 3 BLOCK: 1801
 OCEAN CITY, NJ

ZONING BOARD DOCUMENT
 VARIANCE PLAN
 TAX MAP SHEET # 18

TOP SHEET

THOMAS / BECHTOLD
 ARCHITECTURE & ENGINEERING

Andrew Bechtold
 1/7/642

F. (609) 927-3330
 WWW.GWTHOMAS.NET
 599 SHORE ROAD SOMERS POINT NEW JERSEY

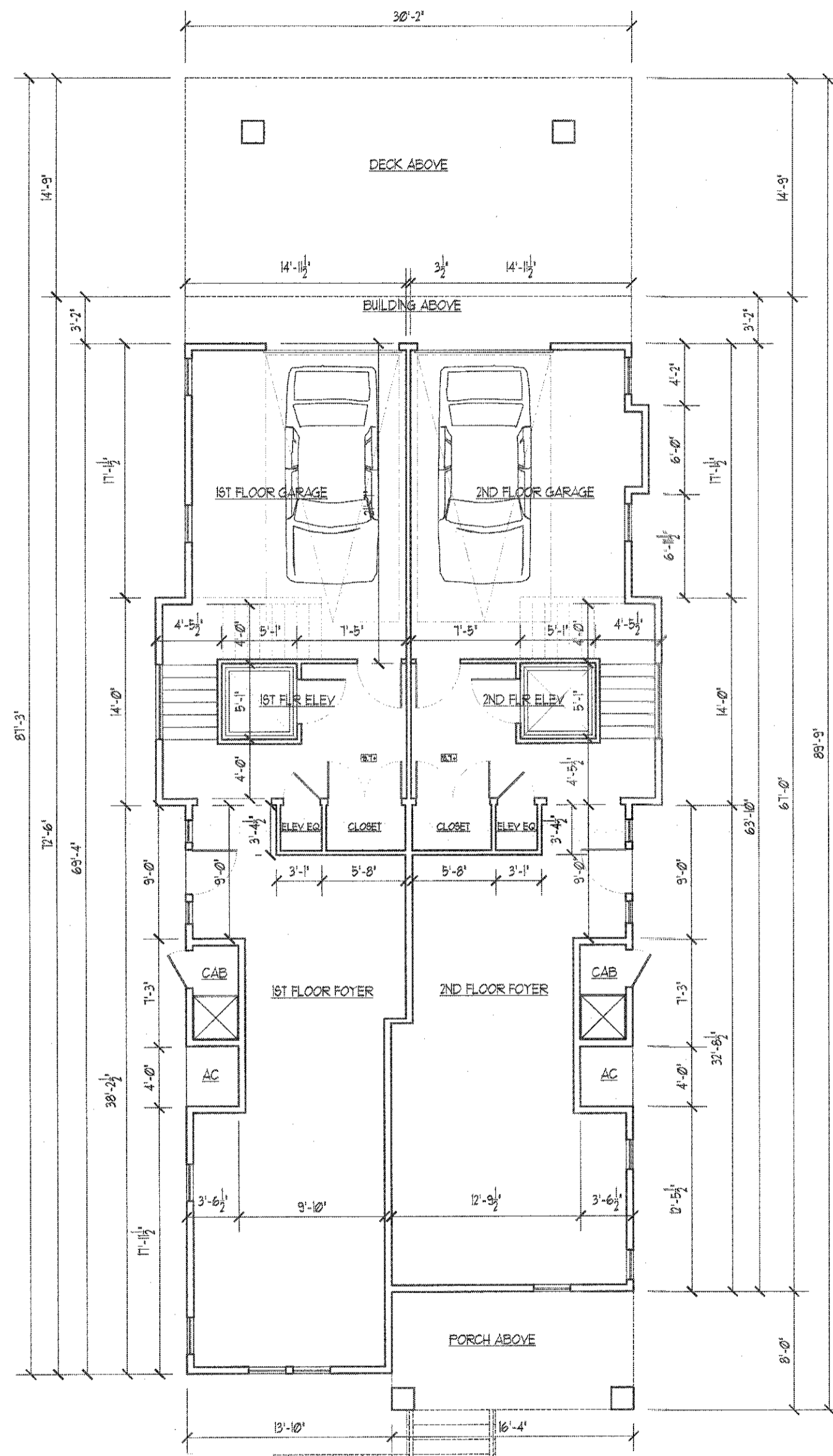
THESE DESIGNS ARE
 COPYRIGHT
 PROTECTED

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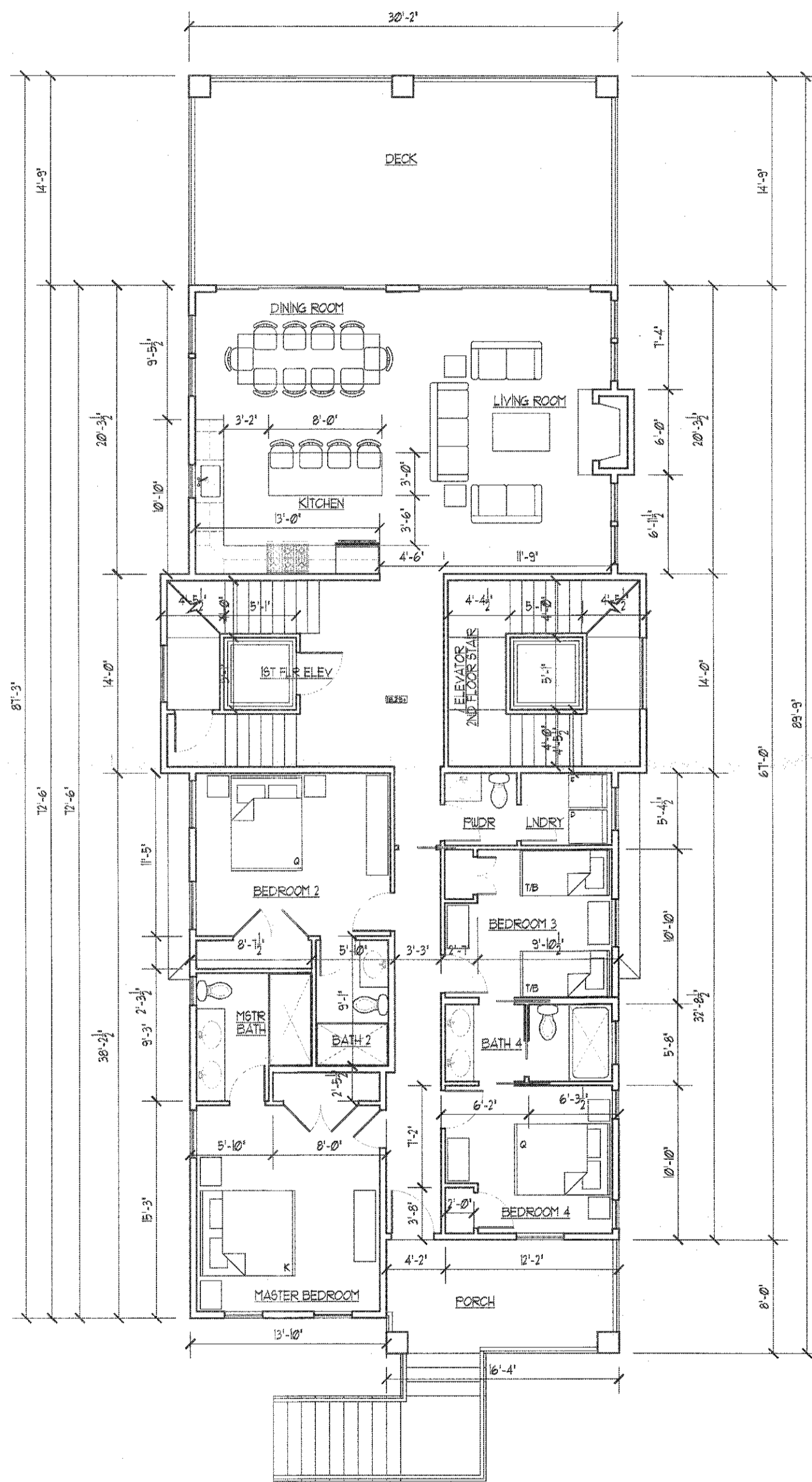
Revisions:
 2-9-26

Date: 12-22-25
 Scale: NOTED
 Drawn: DJR/RMB
 Checked: GWT/ACB

File No: 3025
 Dwg. No: ZB-1

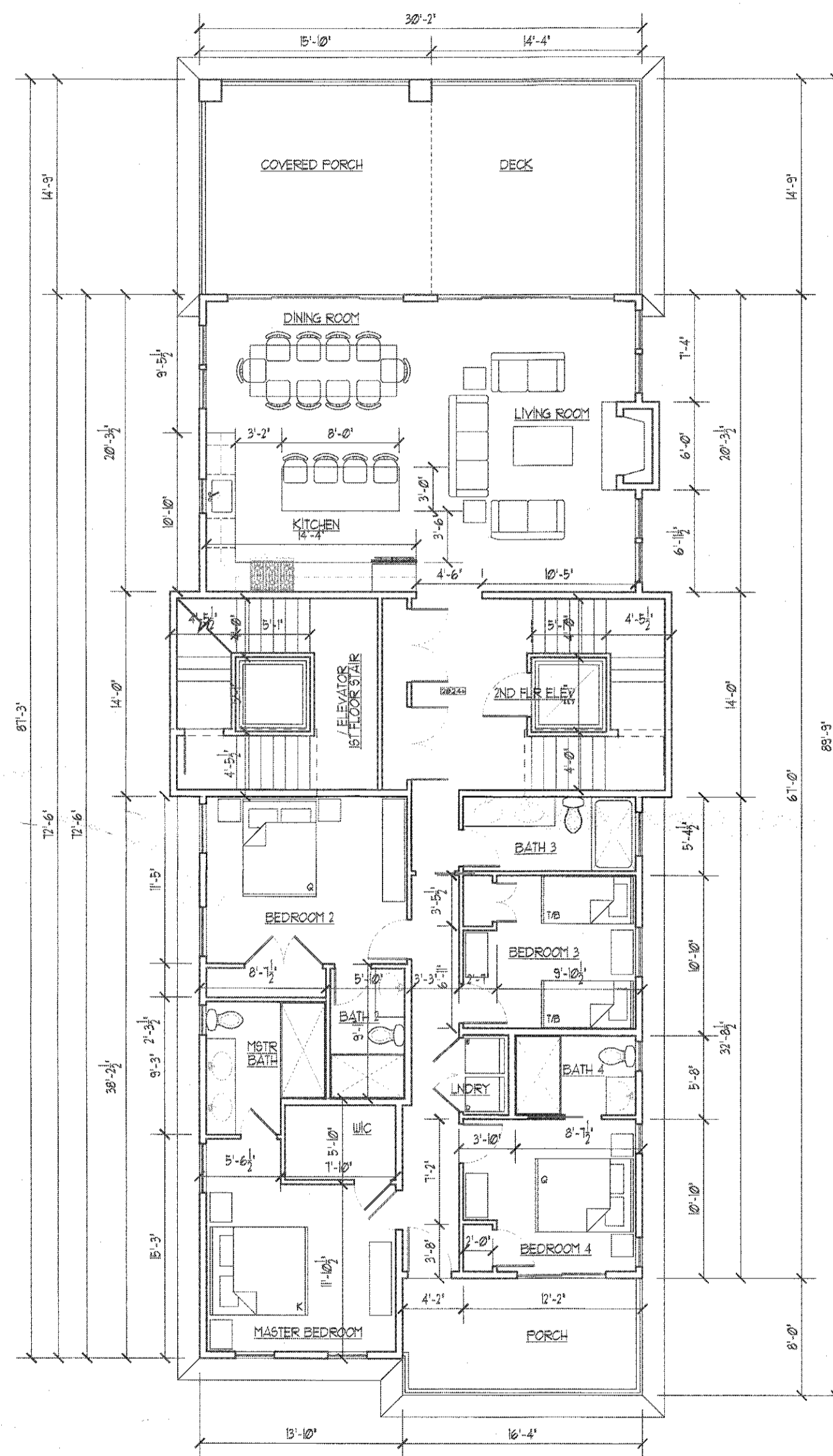


GROUND FLOOR PLAN



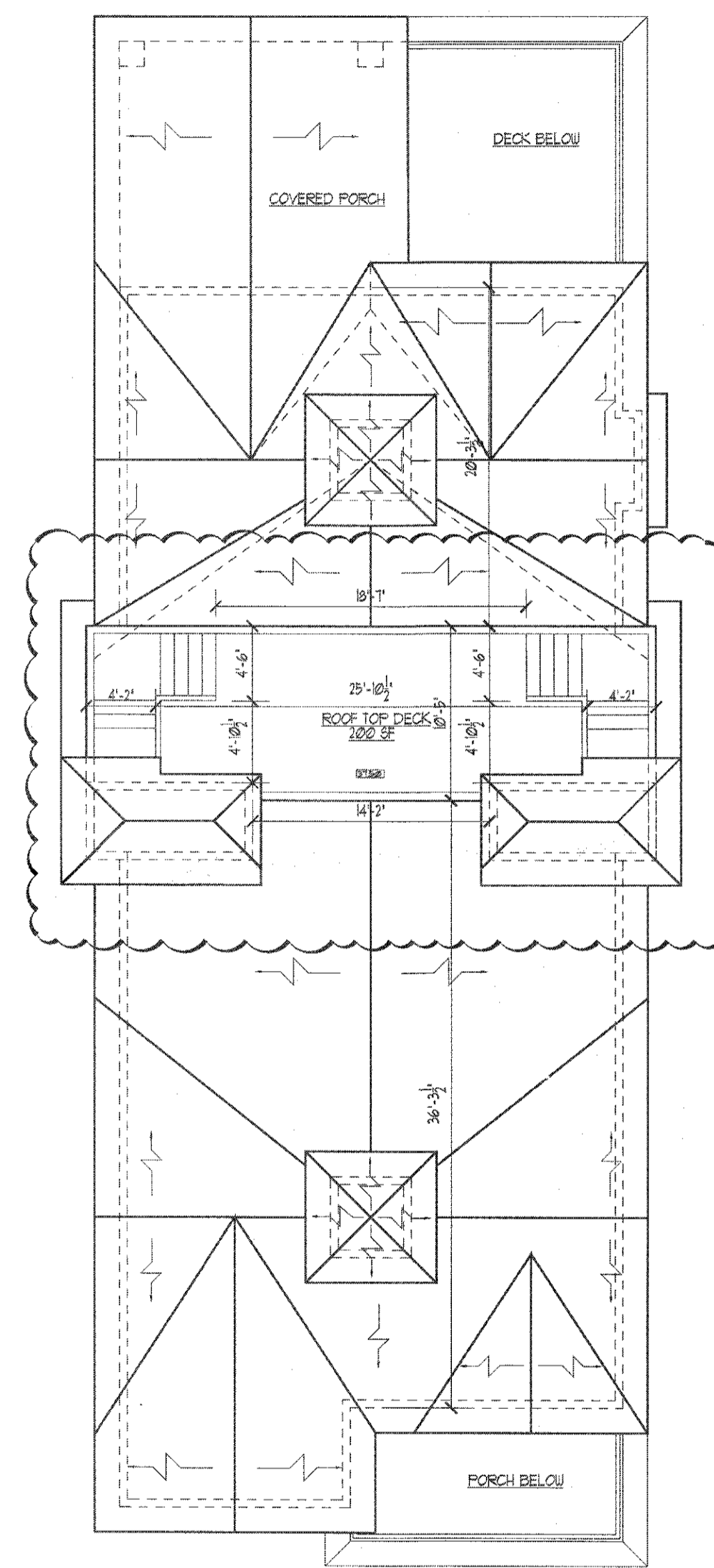
FIRST FLOOR PLAN

1,185 SF



SECOND FLOOR PLAN

1,185 SF



ROOF PLAN

CUPOLA: 48 SF, 17%
ROOF TOP DECK: 200 SF, 12%

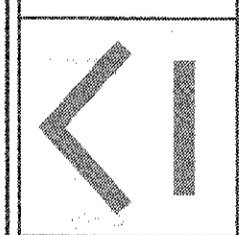
KRIEGER RESIDENCE
1833-35 WESLEY AVENUE OC
LOT: 3 BLOCK: 1801
OCEAN CITY, NJ

ZONING BOARD DOCUMENT
VARIANCE PLAN
TAX MAP SHEET #18

FLOOR PLANS

THOMAS / BECHTOLD
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Revisions:
2-9-26

Date: 12-22-25	File No.:
Scale:	3/025
Drawn: DJR/RMB	Dwg. No.:
Checked: GWT/ACB	ZB-4