



REVIEW MEMORANDUM #1

DATE: February 25, 2026
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-340Z
OCEAN CITY APP. #: ZBA 26-002
MEETING DATE: TBD
RE: Block 2901, Lot 18
2904-06 Wesley Avenue
APPLICATION TYPE: Variance Application
APPLICANT: Ocean Front Development Group, LLC
ZONE: Residential Oceanfront Two-Family (R-O-2-50) Zone
PLANS PREPARED BY: Paul M. Koelling & Associates & Thomas/Bechtold Architecture & Engineering

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include Mid-Term Survey and Top Sheet.

The following additional documents were reviewed:

- Zoning Board Application dated 2/5/26;
Correspondence from Elias T. Manos, Esquire dated 2/19/26;
Memorandum from the Ocean City Municipal Engineer's Office dated 2/12/26;
Report from the Ocean City Construction Office dated 2/17/26;
Memorandum from the Ocean City Zoning Office dated 2/12/26;
Memorandum from Lt. Robert Reichanek dated 2/12/26;
Correspondence from Avery Teitler, Esquire dated 2/5/26;
Construction Permit #20251198 dated 8/19/25;
Construction Permit #20251197 dated 8/19/25;
Grading/Retaining Wall & Permeable Pavers Permit #ZP-25-00843 dated 8/5/25;
Development Application #ZA-25-00782 dated 7/15/25;
Zoning Compliance Under Construction Review Permit #ZA-25-01405 dated 12/5/25;

- Zoning Permit #ZP-25-01340 dated 12/8/25; and
- Zoning Permit #ZP-2500787 dated 7/15/25.

Zoning Requirements –Residential Oceanfront R-O-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)	4,500 SF	6,000 SF	6,000 SF	NO
Minimum Lot Width (Interior)	50'	50'	50'	NO
Minimum Lot Frontage (Interior)	50'	50'	50'	NO
Minimum Lot Depth	100'	120'	120'	NO
Maximum Impervious Coverage	55%	N/A ⁽¹⁾	54.3%	NO
<u>Pool</u>				
Minimum Side Yard Setback (S)	6'	N/A	6.08'	NO
Minimum Side Yard Setback (N)	6'	N/A	7.08'	NO
Minimum Rear Yard Setback	6'	N/A	2'	YES
Minimum Pool Equipment Setback	6'	N/A	7'	NO
Minimum Distance to Building	4'	N/A	4.08'	NO

(1) Under Construction

Project Description

The applicant is seeking approval to construct two (2) 10'x16' inground pools in the rear yard of 2904-2906 Wesley Avenue. A two (2) family dwelling is currently under construction on the property.

Review Comments:

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

1. A Variance for the pools is required as follows:
 - Minimum Rear Yard Setback
Section 25-300.1.a.2(i)
2. The property is located in the Residential Oceanfront Two-Family (R-O-2-50) Zone. The Zoning Map on Sheet ZB-1 shall be corrected. The application shall also be corrected.
3. The Zoning Chart shall be updated as follows:
 - Indicate the required lot area to be 4,500 SF
 - Provide the pool equipment setback

4. A copy of the CAFRA permit shall be provided.
5. No performance guaranty is required.
6. Any plan revisions as required from any approval shall be completed and revised plans submitted for compliance review.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica Fenton, Zoning Officer
Elias T. Manos, Esquire
Avery Teitler, Esquire
Paul M. Koelling, PLS
Andrew Bechtold, RA
Ocean Front Development Group, LLC, Applicant
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

2904-2906 WESLEY AVENUE

ZBA 26-002

EDA #OC-340Z



Picture 1

View of the back of the structure from the back yard on 2/20/26

ENGINEERING DESIGN ASSOCIATES, P.A.

2904-2906 WESLEY AVENUE

ZBA 26-002

EDA #OC-340Z



Picture 2

View looking southeast of the proposed location of the pools on 2/20/26

ENGINEERING DESIGN ASSOCIATES, P.A.

2904-2906 WESLEY AVENUE

ZBA 26-002

EDA #OC-340Z



Picture 3

View looking north along rear property line on 2/20/26

TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201
OCEAN CITY, NJ 08226

(609) 814-9995

FAX (609) 398-4017

February 5, 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

FEB 5 26 PM 07
RECEIVED PLANNING

RE: 2904-06 Wesley Avenue
Lots: 18 & 32, Blocks: 2901 & 611.11

Dear Mrs. Felker:

I herewith enclose the Application of Ocean Front Development Group, LLC, owner of the above Property for variance relief to install small swimming pools that will be placed two (2) feet from the deeded rear yard setback. Swimming pools require a six (6) foot setback from rear yard property lines in this zone. It is important for the Board to note that even though the deeded rear yard property is only 120 feet in depth, the Property is appurtenant in the rear to another tax lot owned by the Applicant. This will ensure that there is no detriment to any party.

Enclosed please find a check in the amount of \$1,700.00. Also enclosed are six (6) copies of the Application with attached Board Document prepared by Thomas Bechtold, copies (one original) of a sealed survey from Paul M. Koelling, 200-foot list, plat requirements, permits and confirmation of paid taxes. A CAFRA permit will be supplied and no DEP Wetlands permits are required for this Application.

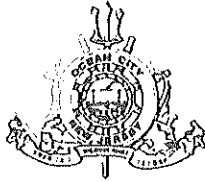
I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

cc: Client (via email only with enclosures)
Andrew Bechtold (via email only with enclosures)

enclosures



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

PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION: XXX PLANNING BOARD APPLICATION _____

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

Applicant's Mailing Address 3 SOUTH LAKESIDE DRIVE WEST, MEDFORD, NJ 08055

*Applicant's E mail Address _____

Phone Number (Home) _____ (Work) _____

Owner's Name SAME AS ABOVE

Owner's Mailing Address SAME AS ABOVE

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

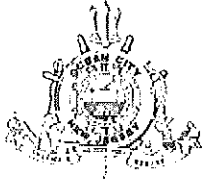
Location of Premises 2904-06 WESLEY AVENUE
 (Street address)

Block(s) 2901 (611.11) Lot(s) 18 & 32 Zone R-O-2-40
 (Tax Map reference)

B. Description the application: **VARIANCE RELIEF TO INSTALL TWO POOLS THAT ENCROACH INTO THE REAR YARD SETBACK**

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

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



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**D. Request is hereby made for permission to (erect, alter, convert, use) TWO SWIMMING POOLS
 LOCATED IN THE REAR YARD**

1) Said property is: 50 FEET BY 120 FEET
 (Give dimensions and area)
 and has the following structures: UNDER CONSTRUCTION TWO FAMILY DWELLING

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

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

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

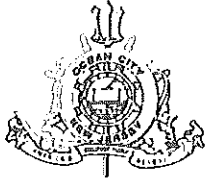
Width of building: _____ Length of building: _____
 Height: _____ Stories: _____
 Front: _____ Rear: 2.0 (POOL ONLY)
 Side: _____ Side: _____
 % Building Coverage: _____ % Impervious Surface Coverage: _____

4) Date property acquired and prevailing zoning at time of acquisition: JULY 3, 2025, SAME ZONE

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

SEE ATTACHED ZONING & CONSTRUCTION PERMITS TO CONSTRUCT THE TWO-FAMILY DWELLING

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

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

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

Present use of existing building(s) and premises: UNDER CONSTRUCTION

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: N/A

Existing and proposed parking spaces: 2 & 2

Existing and proposed number of lots: 1 & 1

Portion of lot being subdivided: N/A

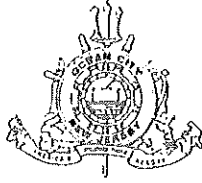
Purpose for which lots will be utilized: TWO FAMILY DWELLING

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: ANDREW BECHTOLD, 599 SHORE ROAD, SOMERS POINT, NEW JERSEY 08244, 609-927-5050, KOELLING & ASSOCIATES LLC, 2161 SHORE ROAD, LINWOOD, NJ 08221, 609-927-0279

- 8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336. GREGORY GATESMAN 100% OWNER
(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.

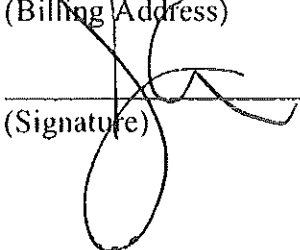
.....
 I have read Section §25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection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

Please Print Clearly

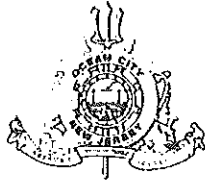
GREGORY GATESMAN
 (Name)

 (Daytime Phone)

3 SOUTH LAKESIDE DRIVE WEST, MEDFORD, NJ 08055
 (Billing Address)


 (Signature) Attorney for Applicant 2/5/26
 (Date)

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



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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: OCEAN FRONT DEVELOPMENT GROUP LLC
 NAME OF OWNER: SAME AS ABOVE
 NAME OF PROFESSIONAL(S): ANDREW BECHTOLD & PAUL KOELLING

Required Documents

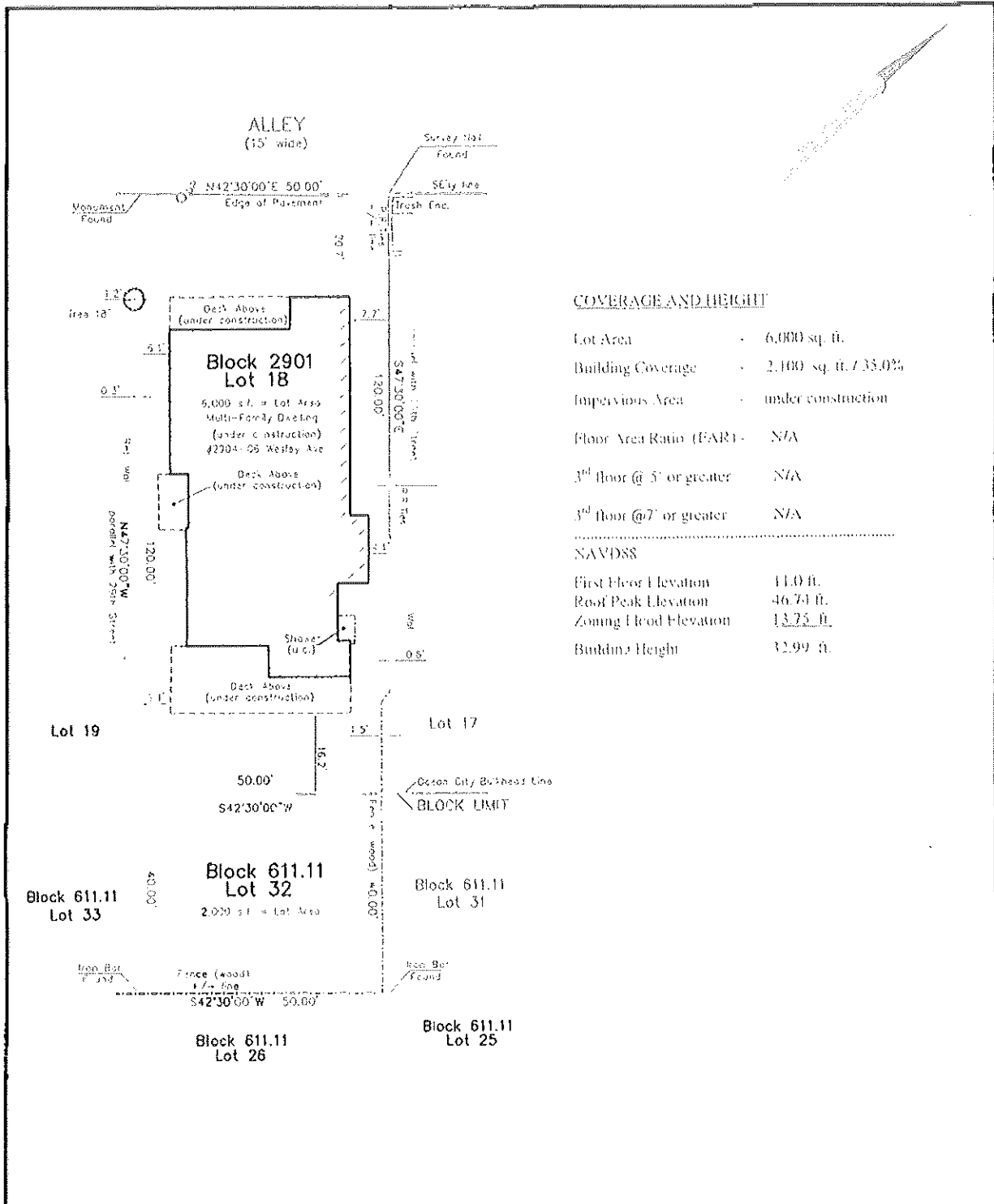
- a) One original & 5 copies of the application WITH the completed Checklist X
- b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance X
- c) Required Application Fees as set forth in Chapter XXX of the City Code X
- d) Copy of CAFRA application or written explanation of why one isn't needed 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)

Applicant, owner of 2904-06 Wesley Avenue, (the "Property") request variance relief to install two (2) new swimming pools in the rear yard of the Property that will be situated two (2) feet from the deeded rear yard setback. Swimming pools require a six (6) foot setback from the rear yard property It is important for the Board to note that the Property is appurtenant to another tax lot that owned by the Applicant

It is respectfully submitted that the requested variance relief is de minimis in nature. The only people affected by this request is the Applicant. The pool setback will not be readily visible to the adjoining neighbors. In addition, the placement of the pool will satisfy the spirit and intent of the ordinance as it is not an oversized pool, just shifted closer to the rear property line with a lot owned by the Applicant.

As a result of the above, the variances can appropriately be granted under the C(2) criteria. The granting the Application will promote safety and general welfare as stated herein. Granting the requested variance presents no detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (which permits rear yard pools, just not within six (6) feet of the rear property line).



COVERAGE AND HEIGHT

Lot Area	-	6,000 sq. ft.
Building Coverage	-	2,100 sq. ft. / 35.0%
Impervious Area	-	under construction
Floor Area Ratio (FAR)	-	N/A
3 rd floor @ 5' or greater	-	N/A
3 rd floor @ 7' or greater	-	N/A
NAVD88		
First Floor Elevation	-	11.0 ft.
Roof Peak Elevation	-	46.74 ft.
Zoning Flood Elevation	-	13.75 ft.
Building Height	-	32.99 ft.

GENERAL NOTES:

Offsets are shown only for crossing or compliance with local regulations and zoning regulations. Offsets shall not be used for any other purpose. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property or a easements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and unobscured seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The location of riparian zones or regulated wetlands affecting subject property, if any, are not indicated as a part of surveyor's services. Surveyor reserves the right to modify this survey should a client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should the survey be used for resale of property, for use with surveying equipment, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Mike Smith

Date: _____ Revision: _____

Portions of property are located in a F.E.M.A. FIRM ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

Portions of property are located in a F.E.M.A. FIRM ZONE "X-shaded"; Base Flood Elevation N/A ft. (NAVD88)

Paul M. Koelling
PAUL M. KOELLING
 LAND SURVEYOR
 PLS; N.J. LICENSE NO. 246S04328800

Mid-Term Survey
 SITUATE IN
 CITY OF OCEAN CITY
 COUNTY OF CAPE MAY, N.J.
 #2904-05 Wesley Avenue
BLOCK 2901 LOT 18
BLOCK 611.11 LOT 32

PAUL KOELLING
& ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYING
 2151 SHORE ROAD
 LINWOOD, NJ 08221
 phone (609) 927-0279
 CERTIFICATE OF AUTHORIZATION #246A-0106320

Date: December 4, 2025 by: KOMIS
 Scale: 1" = 20'

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 (200' LIST)
BLOCK NUMBER 2901
LOT NUMBER 18
PROPERTY LOCATION 2904-06 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 12/29/2025



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.



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115 12th Street
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RECEIVED

DEC 29 2025

FORM B

TAX ASSESSMENT OFFICE

REQUEST FOR ADDRESSES WITHIN 200'

Submit to Tax Assessment Office
(861 Asbury Avenue)

Applicant: c/o THOMAS BECHTOLD LLC, PE, PP, RA

Block: 2901

Lot: 18

Property Address: 2904-06 Wesley Ave

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: Fax: 609-927-3330

Please mail the list to the following address:

Thomas Bechtold LLC

599 Shore Road

Somers Point, NJ 08244

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
11.11 5	2901-03 WESLEY AVE B2900 L1	15C	CITY OF OCEAN CITY 9TH & ASBURY AVENUE OCEAN CITY, NJ	08226
11.11 5	2905 WESLEY AVE B2900, L2	15C	CITY OF OCEAN CITY 861 ASBURY AVE OCEAN CITY, NJ	08226
11.11 5	2916 WESLEY AVE	1	2916 WESLEY LLC 1470 PATHFINDER LN MCLEAN, VA	22101
11.11 5	2918 WESLEY AVE	1	KERLIN, MICHAEL & MEETA ETALS 2039 PINE ST PHILADELPHIA, PA	19103
300 01	2837-39 WESLEY AVE	1	OC SANDS LLC 801 OLD YORK RD, STE 100 JENKINTOWN, PA	19046
300 02	2841-43 WESLEY AVE 082800, L8, 02, C4-C6 MD REVOC-2015 CHANGE	2	SCULLY, JAMES D JR & MICHAEL A 801 OLD YORK ROAD JENKINTOWN, PA	19046
301	501 29TH ST 082801 L770C	2	VANDERSLUCE, HARRY D TRUST, ETAL 501 29TH ST OCEAN CITY, NJ	08226
301	2843 CENTRAL AVE 082801 L770A	2	JIMENEZ, BARBARA C & ROBERT A ETAL 15270 MEADOW WOOD DRIVE WELLINGTON, FL	33414
301	2841 CENTRAL AVE 082801 L770B	2	KELLER, ALBERT W III & LUCILLE 1010 MCDONALD ST MT DORA, FL	32757
301	2837 CENTRAL AVE 082801 L769	2	DEAL, CHARLES H & JANE F 2837 CENTRAL AVE OCEAN CITY, NJ	08226
301 1 2 3	2833-34 WESLEY AVE	2	JENNINGS, WILLIAM III 3 HAMILTON DR MORRISTOWN, NJ	07960
301 2 3	2832-34 WESLEY AVE	2	ROMANCZUK, WAYNE & PATRICIA 3 HILLSTREAM RD NEWARK, DE	19711
301 3	2836-38 WESLEY AVE	2	VANARTSDALEN, GERALD & LINDA 2593 HIGH RD HUNTINGDON VALLEY, PA	19006

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
301	2836-38 WESLEY AVE	2	BEIBLE, WILLIAM W JR & NANCY L 473 FAIRMONT DRIVE CHESTER SPRINGS, PA	193425
300	2901-03 WESLEY AVE B61121 L24	15C	CITY OF OCEAN CITY 9TH STREET & ASBURY AVE OCEAN CITY, NJ	083226
300	2905 WESLEY AVE 082900, L2,ZZ	15C	CITY OF OCEAN CITY 9TH & ASBURY AVE. OCEAN CITY, N.J.	082226
301	2929 CENTRAL AVE 7	2	SILVER, LARRY D & AYELLA, MARYBETH 600 NORTH ESSEX AVE NARBETH, PA	19072
301	2931 CENTRAL AVE 7	2	SHROPSHIRE, NORMAN C TRUSTEE 34 W KNOWLTON RD MEDIA, PA	19063
301	2925-27 CENTRAL AVE L9; CONSOLIDATED	2	MAKOS, MICHAEL J & DOREEN Z 1657 WISTERIA WAY GARNET VALLEY, PA	19160
2925	2925-27 CENTRAL AVE L9; CONSOLIDATED	2	HORDIS, PATRICIA J 2927 CENTRAL AVE OCEAN CITY, NJ	08326
2927	2921 23 CENTRAL AVE	2	STUBBLEBINE, DOROTHY J 10 MERION WAY MANTUA, NJ	08051
301	2921-23 CENTRAL AVE	2	AHRENS, GAIL TRUSTEE 101 NATHANIEL DR HOCKESSIN, DE	19707
301	2917-19 CENTRAL AVE	2	KLOCK, JOHN T & DOROTHY A 1016 CARDINAL RD AUDUBON, PA	19403
301	2917-19 CENTRAL AVE	2	TROVATO, LOUIS L & BARBARA G 33 FLAMINGO RD HATBORO, PA	19040
301	2913-15 CENTRAL AVE	2	SCGC LLC 105 MORGAN RD ASTON, PA	19314
301	2913-15 CENTRAL AVE	2	DOLD, FREDERICK & DOWNNEY, NORA 154 WESTON DR CHERRY HILL, NJ	09003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
301 3 1	2909-11 CENTRAL AVE	2	ROOP, CHRISTOPHER M 137 SPRUCE LN COLLEGEVILLE, PA	19426
301 3 2	2909-11 CENTRAL AVE	2	ROOP, STEPHEN & JENNIFER TRUSTEES 6 BAY DR LAGUNA BEACH, CA	92651
301 4	2905-07 CENTRAL AVE 082901 L682	2	MERKLE, MICHAEL & JANET, ETAL 10 NORTH STILES AVE MAPLE SHADE, NJ	08052
301 2	500 29TH ST 082901 L681A	2	500 PROPERTIES LLC%WOLLMAN LAW FIRM 378 TAVISTOCK DRIVE MEDFORD, NJ	08055
301 3	508 29TH ST 082901 L681B	2	GATLEY, FRANK & STEPHANIE 508 29TH STREET OCEAN CITY, NJ	08225
301 7 2900	2900 WESLEY AVE B61121 L31 C2900	2	TORDELLA, JOSEPH R & DEBORAH PRICE 2902 WESLEY AVE OCEAN CITY, NJ	08225
301 7 2902	2902 WESLEY AVE B61121 L31 C2902	2	TORDELLA, JOSEPH 2900 WESLEY AVE OCEAN CITY, NJ	08225
301 3	2904-06 WESLEY AVE B61111 L32	2	OCEAN FRONT DEVELOPMENT LLC 3 S LAKESIDE DRIVE W MEDFORD, NJ	08055
301 3	2908-10 WESLEY AVE B 611.11.L33	2	FUSCHILLO, DAVID H 2908 WESLEY AVE OCEAN CITY, NJ	08225
301 1	2912-14 WESLEY AVE	2	PANICHI, MARK 141 LAKEVIEW DR MEDIA, PA	19063
301 1	2912-14 WESLEY AVE B61121.L34	2	PANICHI, MARK 141 LAKEVIEW DRIVE MEDIA, PA	19063
301 1	2916 WESLEY AVE	2	DALEY, DANIEL J 515 MORENO RD WYNNWOOD, PA	19095
301 1 2	2916 WESLEY AVE	2	2916 WESLEY, LLC 1470 PATHFINDER LN MCLEAN, VA	22101

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
301 1.01 1	2918 WESLEY AVE	2	KERLIN, MICHAEL D & MEETA PRASAD 2039 PINE ST PHILADELPHIA, PA	19123
301 1.01 2	2918 WESLEY AVE	2	Iavicoli, Mario A & Arleen V 340 MARQUIS RD HADDONFIELD, NJ	08033
301 2 1	2920 WESLEY AVE 8611.11 L27&L37 C1 B2900 L3 C1	2	WORSTER, JOEL B & ELIZABETH G 1470 PARSONS LN LOWER GWYNEDD, PA	19092
301 2 2	2920 WESLEY AVE 8611.11 L27&37 C2 B2900 L3 C2	2	CHARPENTIER, ALBERT & JANE 25 COOL VALLEY RD MALVERN, PA	19355
302 3 1	2900-02 CENTRAL AVE	2	SMITH, MICHAEL F & EILEEN MARIE 808 LAKEVIEW DR MAPLE GLEN, PA	19032
302 3 2	2900-02 CENTRAL AVE	2	EMERY, DAVID L & ANN 1083 SKIPPACK PK BLUE BELL, PA	19422
302 5 2904	2904-06 CENTRAL AVE	2	WARRENDER, WILLIAM F JR & MARY ELLEN 2904 CENTRAL AVE OCEAN CITY, NJ	08226
302 3 2906	2904-06 CENTRAL AVE	2	LAKE, GREGORY J 2552 DARK HOLLOW RD JAMISON, PA	18939
302 7 1	2908-10 CENTRAL AVE NORTH UNIT	2	SCHILL, BRUCE E 2908 CENTRAL AVE OCEAN CITY, NJ	08226
302 7 2	2908-10 CENTRAL AVE	2	SPIRITFOC LLC 160 PINNACLE RD OCEAN CITY, NJ	08226
302 3 2912	2912-14 CENTRAL AVE	2	HANSELL, LEONA M 584 KING ST WOODBURY, NJ	08096
302 3 2914	2912-14 CENTRAL AVE 082904, L624 2914	2	COHEN, BRIAN M & NICHOLSON, CHRISTI 383 HIDDEN OAKS DR YARDLEY, PA	19087
302 3 1	2916-18 CENTRAL AVE	2	CRITS LIVING TRUST, NIKI CRITS, TRUS 2131 WHARTON DRIVE GLENSIDE, PA	19038

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
302	2916-18 CENTRAL AVE	2	MORRIS, HOLLY 181 E 90TH STREET, APT 105 NEW YORK, NY	10128

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 609-399-8419

PLAT REQUIREMENTS
VARIANCE §25-1500.6.2

NAME OF APPLICANT: Ocean Front Development, LLC

NAME OF OWNER: Ocean Front Development, LLC

BLOCK: 2901 LOT: 18 ADDRESS: 2904-06 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



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08276
609-399-6111 * FAX 609-399-8419

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

Ocean Front Development, LLC
2904-06 Wesley Avenue
Block 2901, Lot 18
Ocean City, NJ
Our File #9325

Variances Requested:

- **Minimum Pool Rear Yard Setback** – 2' is proposed where 6' is required

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.



CONSTRUCTION PERMIT

Date Issued 8/19/2025
Control # 25-1457
Permit # 20251197

IDENTIFICATION Block: 2901 Lot: 18 Qualifier _____
Work Site Location: 2904 WESLEY AVE Ocean City, NJ 08226 Contractor: OZRO CONSTRUCTION LLC
Address: 16 HOLLY DRIVE MEDFORD NJ 08055
Owner in Fee: OCEAN FRONT DEVELOPMENT LLC Telephone: (609) 204-0086
3 S LAKESIDE DRIVE W MEDFORD NJ 08055 Lic No or Bldrs Reg. No. 13VH03069900 42486
Telephone: (609) 937-1013 Federal Employee No. 205118506

Is hereby granted permission to perform the following work:

- BUILDING PLUMBING LEAD HAZARD ABATEMENT
- ELECTRICAL FIRE PROTECTION DEMOLITION
- ELEVATOR DEVICES ASBESTOS ABATEMENT (Subchapter 8 only) OTHER

DESCRIPTION OF WORK

NEW TWO FAMILY DWELLING

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.
Estimated Cost of Work \$1,355,000

Construction Official _____ Date 8/19/2025

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR 2 CANARY - OFFICE 3 PINK - TAX ASSESSOR 4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$1,413
Electrical	\$308
Plumbing	\$1,197
Fire Protection	\$509
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$154
CO Fee	\$50.00
Other	\$0
Total	\$3,631
Check No.	_____
Cash	\$0
Credit	\$3,631
Collected By	Amber Oser

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- Required inspections for all subcodes for one- and two-family dwellings are as follows:
 - The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode
 - Foundations and all walls up to grade level prior to back filling.
 - All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 - Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements.
- A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures, plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".
- A complete copy of released plans must be kept on the job site

If you do not understand any of this information, please ask



Ocean City
 115 East 12th Street
 Ocean City NJ 08226
 (609) 399-6111 x9758
 JFenton@OCNJ.US

Date Issued: 8/5/2025
 Application Number: ZA-25-00782
 Application Date: 7/15/2025
 Project Number:
 Permit Number: ZP-25-00843
 Fee: \$150.00 CHK 4194

Grading, Retaining Wall & Permeable Pavers

Worksite: 2904-06 WESLEY AVE
 Location: Ocean City, NJ 08226

Owner: FUSCHILLO, DAVID H
 Address: 2908 WESLEY AVE
 OCEAN CITY, NJ 08226

Applicant: OZRO CONSTRUCTION LLC
 Address: 16 HOLLY DRIVE
 MEDFORD, NJ 08055

Block: 2901 Lot: 18 Qualifier: Zone:

This Certifies that an application for the issuance of a Grading, Retaining Wall & Permeable Pavers has been examined

Present Use: (None)

Non Conforming Use

Non Conforming Structure

Proposed Use: (None)

Work Description

Grading, Retaining Wall & Permeable Pavers - Grading, Retaining Wall & Permeable Pavers

Application Approved Date: 8/5/2025

Upon review it was determined that the Grading, Retaining Wall & Permeable Pavers is:

Permitted by Ordinance

Permitted by Variance approved on: _____

Approved with Conditions _____

Valid Nonconforming Use/Structure is established by _____

Zoning Board of Adjustment

Zoning Officer

Additional Comments:

j Permeable Pavers When approved as part of an Application for Development, or with approval by the City Engineer or his designee, permeable pavers may be installed in driveways and Parking Spaces. Acceptable permeable pavers include Techo Bloc Aquastone®, Nicolock Checker Block®, Nicolock Turfstone®, Aqua-Bric®, and Grasscrete® or approved equal

[Added 6-11-2020 by Ord. No. 20-08; amended 2-23-2023 by Ord. No. 23-02]

1. Prior to issuance by the City of a permit or final approval of a development application involving permeable pavers the paver block design prepared by a licensed New Jersey engineer shall be approved by the City Engineer or his designee
2. Grass block pavers shall be installed in accord with manufacturer's specifications and as approved by the City Engineer or his designee. Permeable interlocking concrete paver installation shall be in accordance with the U S Department of Transportation Federal Highway Administration guidelines.
3. Grass block pavers shall be grass filled with either sod plugs or a minimum two (2) inches of screened topsoil, fertilizer and grass seed.
4. The Grass Block Paver Detail below provides guidance regarding installation of grass block pavers that may be superseded by manufacturer's specifications, the City Engineer or his designee.
5. Prior to paver installation, the developer shall submit certification from a licensed New Jersey Engineer, Planner or Architect demonstrating that the sub-base has been installed in accord with applicable specifications
6. Prior to acceptance of the completed paver installation, or issuance of a certificate of occupancy, the site shall be inspected and approved by the City Engineer or his designee.

8/5/2025

Date

Anthony Savastano, Manager



Ocean City
 115 East 12th Street
 Ocean City NJ 08226
 609) 399 6111 x9758
 JFenton@OCNJ.US

Date Issued 8/5/2025
 Application Number ZA-25-00782
 Application Date 7/15/2025
 Project Number _____
 Permit Number ZP-25-00843
 Fee \$150.00 OR 4194

Grading, Retaining Wall & Permeable Pavers

Worksite **2904-06 WESLEY AVE**
 Location **Ocean City, NJ 08226**

Owner **FUSCHILLO, DAVID H**
 Address **2908 WESLEY AVE**
OCEAN CITY, NJ 08226

Applicant **OZRO CONSTRUCTION LLC**
 Address **16 HOLLY DRIVE**
MEDFORD, NJ 08055

Block **2901** Lot **18** Quarter _____ Zone _____

This Certifies that an application for the issuance of a Grading Retaining Wall & Permeable Pavers has been examined

Present Use **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use **(None)**

Work Description

Grading, Retaining Wall & Permeable Pavers - Grading, Retaining Wall & Permeable Pavers

Application Approved Date 8/5/2025

Upon review it was determined that the Grading, Retaining Wall & Permeable Pavers is

Permitted by Ordinance

Permitted by Variance approved on: _____

Approved with Conditions

Valid Nonconforming Use/Structure is established by

Zoning Board of Adjustment

Zoning Officer

Additional Comments

1 Permeable Pavers When approved as part of an Application for Development or with approval by the City Engineer or his designee, permeable pavers may be installed in driveways and Parking Spaces. Acceptable permeable pavers include Techo Bloc Aquastone®, Nicolock Checker Block®, Nicolock Turfstone®, Aqua-Bric® and Grasscrete® or approved equal

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6. Prior to acceptance of the completed paver installation, or issuance of a certificate of occupancy the site shall be inspected and approved by the City Engineer or his designee

 Anthony Savastano, Manager

8/5/2025

Date



CITY OF OCEAN CITY
AMERICA'S GREATEST FAMILY RESORT

RECEIVED
JUL 22 2015
ZONING

ZA25-0078

DEVELOPMENT APPLICATION

TYPE OF APPLICATION: Grading
Retaining Wall
Permeable Pavers
CHECK APPROPRIATE BOX(ES)

gent
7/23/15
~~Ret. Wall~~
good

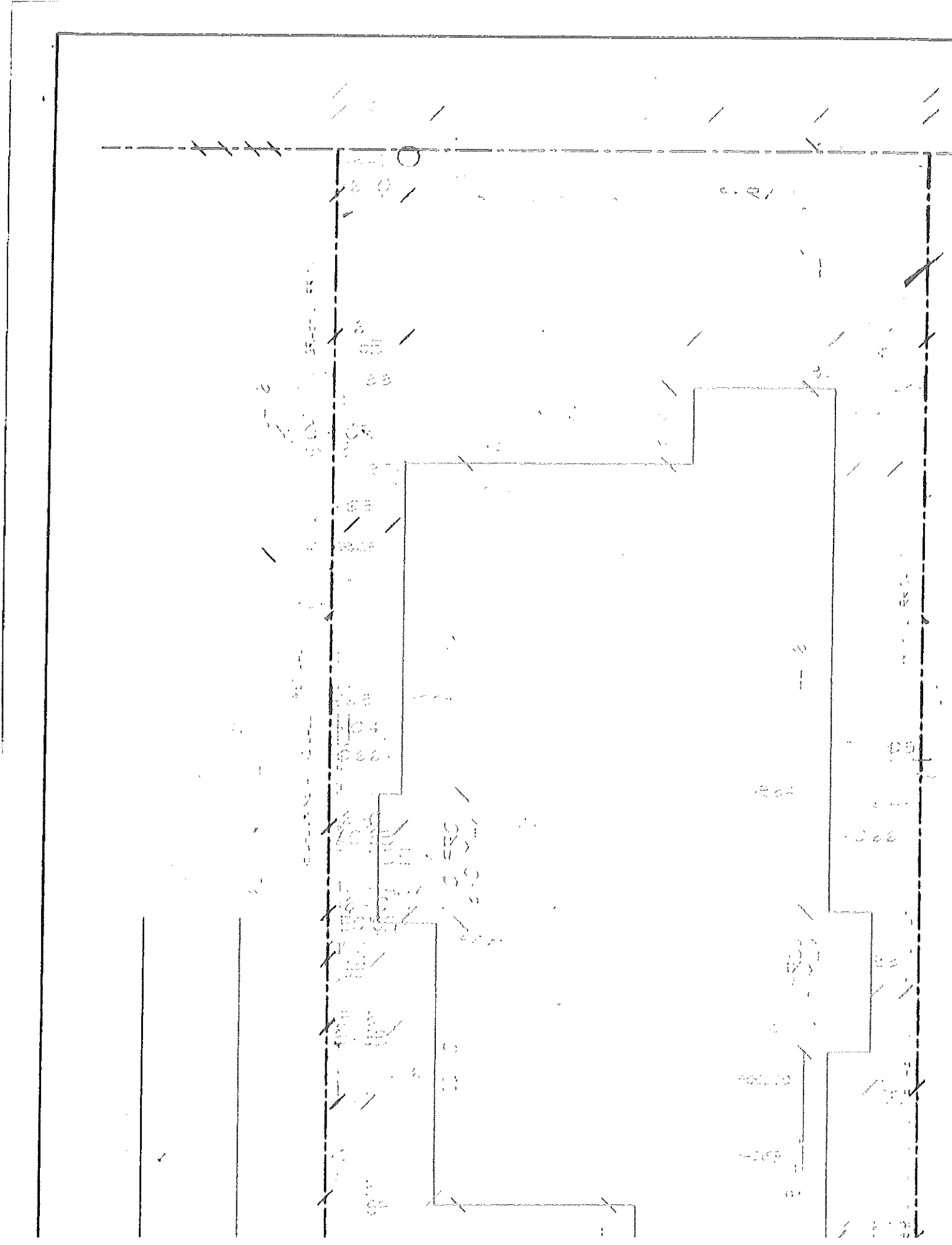
DATE: 7-15-15
BLOCK: 2901 LOT(S): 18
SITE ADDRESS: 2904-06 Wesley Ave

APPLICANT'S NAME: OZRO CONSTRUCTION
ADDRESS: 16 Holly Dr MEDFORD NJ 08055
PHONE NUMBER: 609 201-0086
EMAIL: OZROLLC@GMAIL.COM

Application subject to...
Certificate of...
Installation of...

OFFICIAL USE ONLY

APPLICATION NO:
APPLICATION FEE: \$150.00
PAYMENT METHOD: #4194



15-100 - 600

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12/19
ZONING OFFICE



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

ZA-25-01405

ZONING COMPLIANCE UNDER CONSTRUCTION REVIEW

Date 12-5-25

~~\$50.00~~

Payment Method

prepaid

Block 2901

Lot 18

Permit No.

Work site address 2904/2906 WESLEY

Contact name MICHAEL SMITH

Phone 609-204-0086 Email

Type of Review

New Building

Addition/Alteration

Shed

Garage

Fence

Other

Old City Overlay

Design Incentive Development

OFFICIAL USE ONLY

Front Yard Setback

Sealed Survey

Side Yard Setback

Total Stories

Rear Yard Setback

1/2 Story (if applicable)

Building Coverage

FAR

Building Height

Reviewed by:

Date:

Approved by:

Date:

Sent to Construction:

Date:

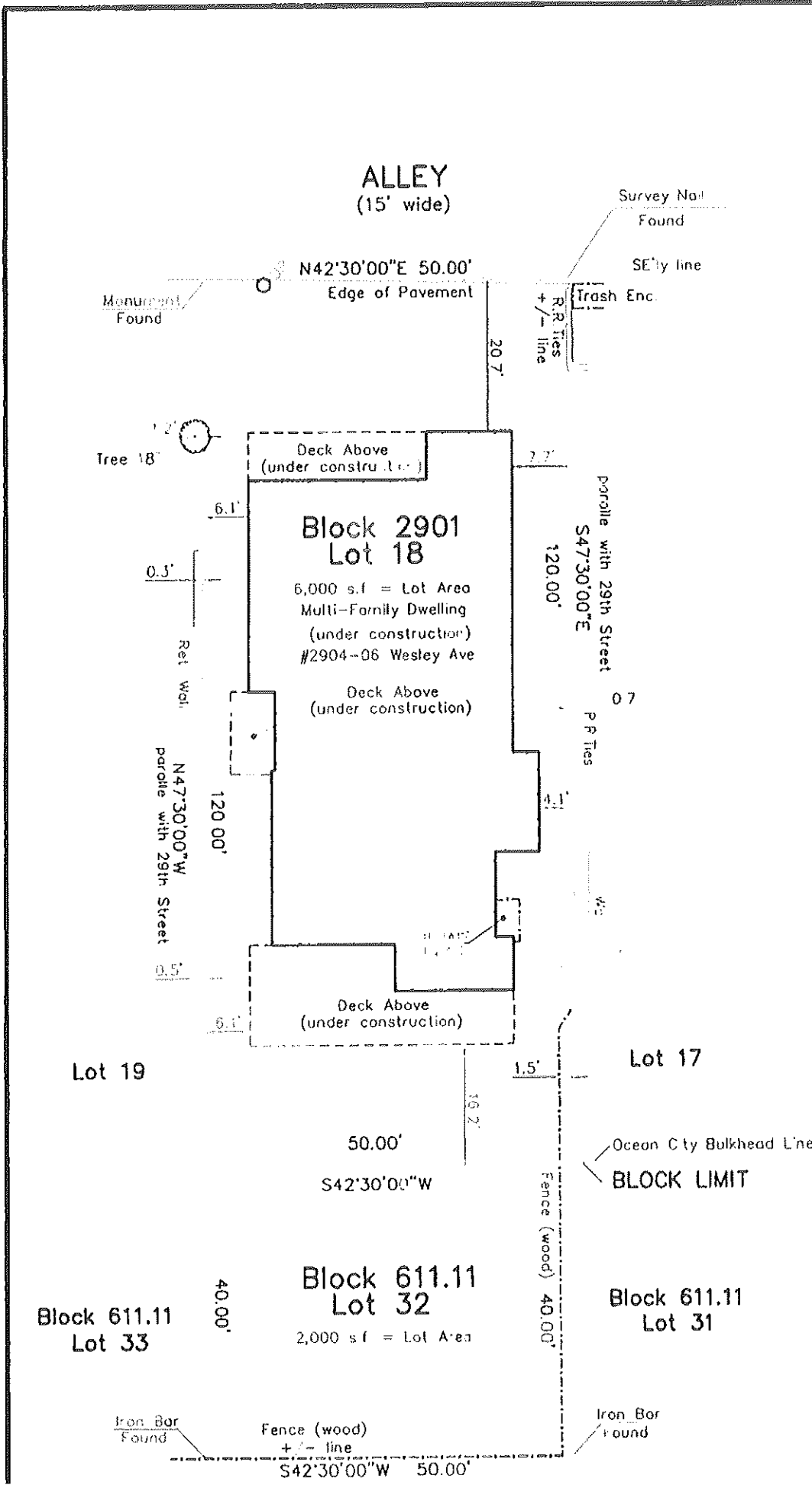
City Official Denial Comments:

Denied by:

Date:

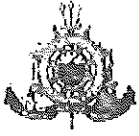
ZONING OFFICE
115 12th Street, OCEAN CITY, NJ 08226
PH. 609-399-6111 FAX: 609-399-8419
EMAIL: zoning@OCNJ.US

Printed on Recycled Paper



COVERAGE AND HEIGHT

- Lot Area -
- Building Coverage -
- Impervious Area -
- Floor Area Ratio (FAR) -
- 3rd floor @ 5' or greater
- 3rd floor @ 7' or greater
-
- NAVD88
- First Floor Elevation
- Roof Peak Elevation
- Zoning Flood Elevation
- Building Height



Ocean City
 115 East 12th Street
 Ocean City NJ 08226
 (609) 399-6111 x9758
 JFenton@OCNJ US

Date Issued	<u>12/8/2025</u>
Application Number:	<u>ZA-25-01410</u>
Application Date:	<u>12/8/2025</u>
Project Number:	
Permit Number:	<u>ZP-25-01340</u>
Fee:	<u>\$50.00 CHK 4237</u>

Zoning Permit

Worksite: **2904-06 WESLEY AVE**
 Location: **OCEAN CITY, NJ 08226**

Owner: **OCEAN FRONT DEVELOPMENT LLC**
 Address: **3 S LAKESIDE DRIVE W
 MEDFORD, NJ 08055**

Applicant: **OZRO CONSTRUCTION LLC**
 Address: **16 HOLLY DRIVE
 MEDFORD, NJ 08055**

Block: 2901 Lot: 18 Qualifier _____ Zone: RO2-50

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **DWELLING - TWO FAMILY**

Non Conforming Use

Non Conforming Structure

Proposed Use: **DWELLING - TWO FAMILY**

Work Description

Amendment to Approved Plan - Modification to finished grade

New duplex dwelling, 4' high open style fence

Application Approved Date 12/8/2025

Upon review it was determined that the Zoning Permit is

Permitted by Ordinance 25-107


Permitted by Variance approved on: _____

Approved with Conditions

Valid Nonconforming Use/Structure is established by

Zoning Board of Adjustment

Zoning Officer

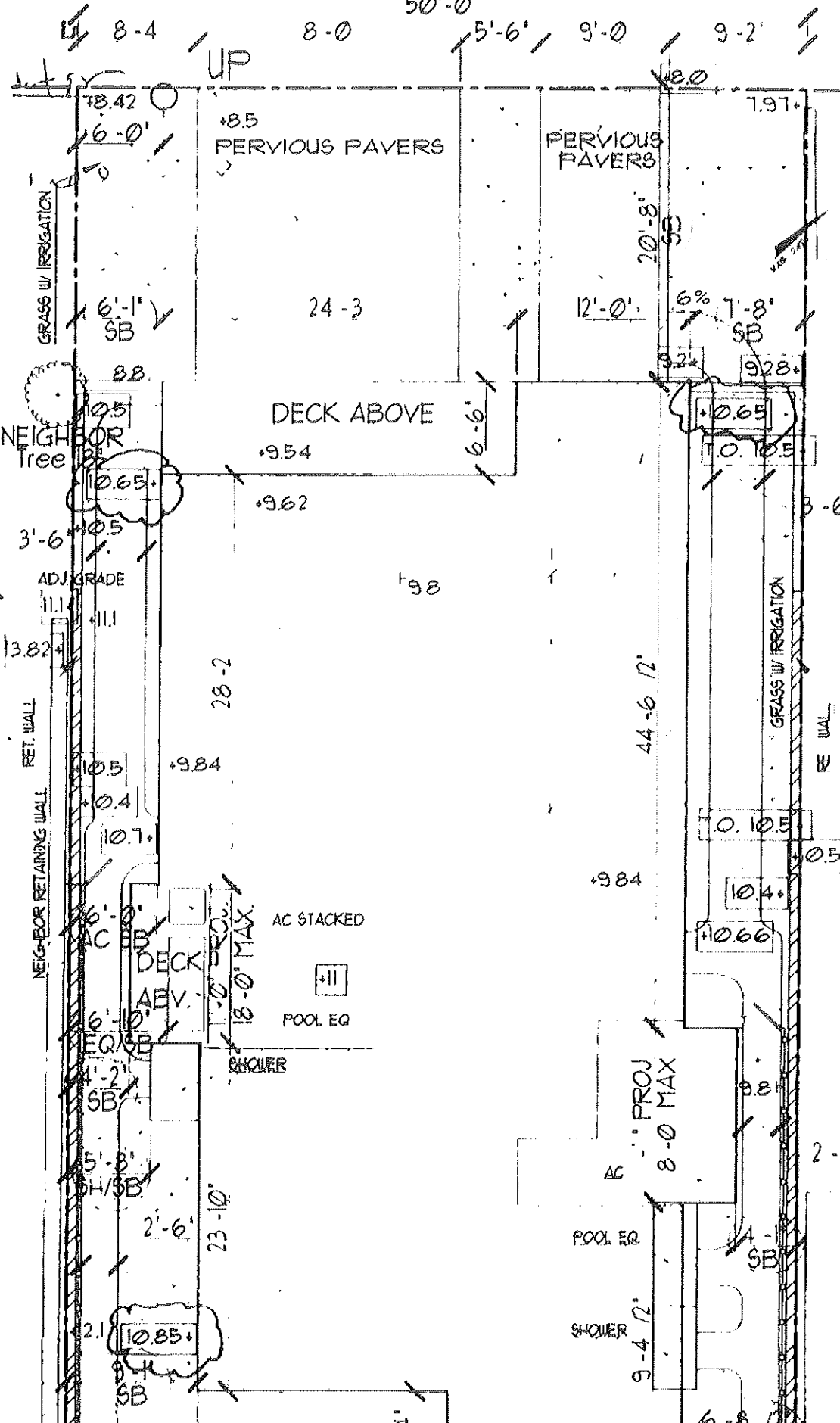


 Jessica M. Fenton, Zoning Official

12/8/2025

Date

WESLEY AVE.



THE DWELLING
 20'-0" DECK

20'-0" DECK
 03'-0" DECK
 95'-0" DECK
 62'-0" RET. WALL

10.85

0.105

10.4

10.66

10.85

10.85

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10.85



Ocean City
 115 East 12th Street
 Ocean City NJ 08226
 (609) 399-6111 x9758
 JFenton@OCNJ.US

Date Issued:	<u>7/23/2025</u>
Application Number:	<u>ZA-25-00781</u>
Application Date:	<u>7/15/2025</u>
Project Number:	
Permit Number:	<u>ZP-25-00787</u>
Fee:	<u>\$250.00 CHK 4195</u>

Zoning Permit

Worksite: **2904-06 WESLEY AVE**
 Location: **OCEAN CITY, NJ 08226**

Owner: **FUSCHILLO, DAVID H**
 Address: **2908 WESLEY AVE**
OCEAN CITY, NJ 08226

Applicant: **OZRO CONSTRUCTION LLC**
 Address: **16 HOLLY DRIVE**
MEDFORD, NJ 08055

Block: **2901** Lot: **18** Qualifier: Zone: **RO2-50**

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: **VOID**

- Non Conforming Use Non Conforming Structure

Proposed Use: **DWELLING - TWO FAMILY**

Work Description

New Building - New duplex dwelling, 4' high open style fence


Application Approved Date **7/23/2025**

Upon review it was determined that the Zoning Permit is

- Permitted by Ordinance **25-204 9, 25-107, 25-1700 14**
- Permitted by Variance approved on _____
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
- Zoning Board of Adjustment Zoning Officer

Additional Comments:

1. Requires an Under Construction Certification (midterm survey) prior to exterior sheathing and a Final Zoning Certification (final as-built survey) upon completion
2. Final grading shall conform to §25-1700.8.9 and §25-300.8.1
3. Street trees shall conform to plot plan location and §25-1700.38.12.
4. Building requires gutter and downspouts
5. Signs shall conform to §25-1700.29.7 while the building is under construction.
6. Storage room(s) shall conform to §25-107. As-built height shall be confirmed prior to the issuance of the Final Zoning Certification.


 Jessica M. Fenton, Zoning Official

7/23/2025
 Date

Kathy Pretz
Tax Account Clerk
Division of Tax Collection
City of Ocean City
861 Asbury Avenue
Ocean City, NJ 08226
609-525-9382
Kpretz@ocnj.us<mailto:Kpretz@ocnj.us>

[www.ocnj.us<http://www.ocnj.us/>](http://www.ocnj.us/)

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

PART VI - FORMS

FORM A

CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

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

NAME: OCEAN FRONT DEVELOPMENT GROUP, LLC

BLOCK: 2901 & 611.11 LOT: 18 & 32

STREET ADDRESS: 2904-06 WESLEY AVENUE

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 2901 18 - Current

Taxes paid through March 31st, 1st quarter 20 26

Remarks: _____

Terende Graff
Tax Collector

2/4/26
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

