



REVIEW MEMORANDUM #1

DATE: March 23, 2026
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-342Z
OCEAN CITY APP. #: ZBA 26-004
MEETING DATE: TBD
RE: Block 70.25, Lot 2
304 East Seabright Road
APPLICATION TYPE: Variance Application
APPLICANT: Derek & Denise Pierce
ZONE: Gardens R-1 Neighborhood Zone (G-45-5000)
PLANS PREPARED BY: Dynamic Survey, LLC & Thomas/Bechtold Architecture & Engineering

Handwritten signature of Joseph H. Maffei

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include: 1 of 1 Survey of Property, ZB-1 Top Sheet, ZB-2 Proposed Conditions & Pool Plans.

The following additional documents were reviewed:

- Zoning Board Application dated 3/5/26;
• Memorandum from Lt. Robert Reichanek dated 3/13/26;
• Correspondence from Elias Manos, Esq. dated 3/19/26;
• Report from the Ocean City Construction Office dated 3/13/26;
• Memorandum from the Ocean City Zoning Office dated 3/13/26;
• Report from the Ocean City Municipal Engineer's Office dated 3/12/26.

Zoning Requirements – G-45-5000

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Principal Structure</u>				
Use	1 Family	1 Family	1 Family	NO
Minimum Lot Area (Interior)	5,000 SF	2,890 SF	2,890 SF	NO ⁽¹⁾
Minimum Lot Width (Interior)	45'	40'	40'	NO ⁽¹⁾
Minimum Lot Frontage (Interior)	45'	40'	40'	NO ⁽¹⁾
Minimum Setbacks:				
Front Yard				
Building	12'	14.9'	14.9'	NO
Steps	0.5'	9'	9'	NO
Deck Porch	12'	11.5' ⁽²⁾	11.5'	NO ⁽²⁾
Side Yard				
East	5'	7'	7'	NO
West	5'	4.8' ⁽²⁾	4.8'	NO ⁽²⁾
Total	11'	11.8'	11.8'	NO
Rear Yard (Bldg.)	17.5'	18.3'	18.3'	NO
Minimum Lot Depth	100'	70'	70'	NO ⁽¹⁾
Maximum Building Height	30'	⁽³⁾	⁽³⁾	---
Total Stories	2.4	3 ⁽²⁾	3	NO ⁽²⁾
Maximum Floor Area Ratio	75%	⁽³⁾	⁽³⁾	---
Maximum Building Coverage	35%	⁽³⁾	⁽³⁾	---
Maximum Impervious Coverage	60%	54.2%	58.3%	NO
Minimum # Parking Spaces	2	2	2	NO
Gutters	Required	Provided	Provided	NO
Accessory Uses				
Pool (in-ground)				
Rear Yard Setback	6'	N.A	3.5'	YES
Side Yard Setback	6'	N/A	6.5'	NO
Setback to Building	4'	N/A	6.88'	NO
Equipment Setback	6'	N/A	7'	NO
HVAC				
Minimum Side Yard Setback	4'	7'	4.96'	NO

- (1) As per Section 25-105.3.e
- (2) Existing nonconforming condition
- (3) Information shall be provided

PROJECT DESCRIPTION:

The Applicant is seeking approval to construct an 8' x 20' inground pool at 304 East Seabright Road and relocate the HVAC equipment.

REVIEW COMMENTS:

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

1. A “C” Variance is required for the following:
 - Minimum Rear Yard Setback to Pool
Section 25-300.1.a.2.(i)
2. The following existing nonconforming conditions exist on the property:
 - Minimum Front Yard Setback to Porch (Unchanged)
 - Total Stories (Unchanged)
 - Minimum Side Yard Setback (Unchanged)
3. The Zoning Chart shall be updated to include the following:
 - Existing/Proposed Floor Area Ratio
 - Existing/Proposed Building Coverage
 - Existing/Proposed Building Height
4. The proposed heights of the pool equipment platform and the HVAC platform shall be revised to Elevation 13.0.
5. The existing stockade fence along the rear property line is approximately 3 feet inside the property line. There is also a concrete curb and a temporary easement within the property.

The plans shall indicate how these items are to be addressed and provide details for any new fence proposed.
6. Any plan revisions required by the Board or any other agency shall be completed and revised plans submitted for review.
7. A Performance Guaranty is not required since no public improvements are proposed.
8. Provide copies of any outside agency approvals.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica Fenton, Zoning Officer
Elias Manos, Esquire
Michael J. Lario, Esquire
Andrew Bechtold, RA
Craig Black, PLS
Derek & Denise Pierce, Applicant
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

304 EAST SEABRIGHT ROAD

ZBA 26-004

EDA #OC-342Z



Picture 1

View of the front of the existing house from east Seabright Road on 3/17/26

ENGINEERING DESIGN ASSOCIATES, P.A.

304 EAST SEABRIGHT ROAD

ZBA 26-004

EDA #OC-342Z



Picture 2

View of the existing rear yard on 3/17/26

Nehmad
Davis & Goldstein

NDG

Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Michael J. Lario, Jr.
Partner

mlario@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

March 3, 2026

Via UPS Ground Delivery & Email: jfelker@ocnj.us

Jaime Felker, Land Use Administrator
City of Ocean City
Zoning Board of Adjustment
115 12th Street
Ocean City, NJ 08226

**RE: Application of Derek Pierce and Denise Pierce
304 East Seabright Road
Block 70.25, Lot 2
Ocean City, Cape May County, New Jersey 08204
Our File No. 14154-001**

Dear Ms. Felker:

Please be advised that this firm represents Derek and Denise Pierce (the "Applicant") in connection with their Application to the City of Ocean Zoning Board of Adjustment seeking bulk variance relief pursuant to N.J.S.A. 40:55D-70(c).

The Applicant requests relief from the minimum rear yard setback requirement in order to permit the construction of a new in-ground swimming pool and associated improvements accessory to the existing single-family residence located on the subject property.

The property is an undersized lot of record situated within the R-45-5000 Zoning District and is presently improved with a single-family dwelling owned and occupied by the Applicant. Due to the pre-existing nonconforming lot dimensions, the available rear yard area is limited. The Applicant proposes to utilize a portion of the existing rear yard to install a modestly sized, in-ground swimming pool designed to enhance the reasonable residential use and enjoyment of the property.

The proposed pool will maintain a rear yard setback of 3.5 feet, whereas the City's Land Development Ordinance requires a minimum rear yard setback of 6 feet for such accessory structures. Accordingly, bulk variance relief is required for a deviation of 2.5 feet. The proposed pool is otherwise fully compliant with the applicable bulk and zoning standards governing the R-45-5000 Zoning District, including impervious coverage.

Please also allow this letter to confirm that no CAFRA permit or NJDEP wetlands permit is required for the proposed project.

In support of the requested relief, enclosed herein please find the following:

1. Six (6) copies of City of Ocean City Zoning Board Application Form;
2. Six (6) copies of City of Ocean City Submission Checklist;
3. Six (6) copies of City of Ocean City Zoning Board Variance Checklist;
4. Six (6) copies of the Variance Plan prepared by Thomas Bechtold dated February 18, 2026;
5. One (1) copy of 200 Ft. Property Owners List;
6. One (1) copy of proof of paid taxes; (*to be supplied under separate cover*).
7. One (1) copy of Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$500.00 and \$1,200.00 representing the required application fee and escrow deposit, respectively.

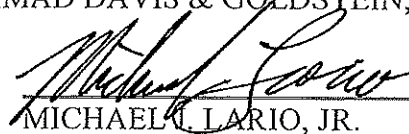
Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Zoning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:


MICHAEL C. LARIO, JR.

MJL:tlc

Enc.

cc: Derek Pierce (via email: derekcperce@yahoo.com)
Denise Pierce (via email: deniseapierce@gmail.com)
Andrew Bechtold (via email: andrew@gwthomas.net)
Steve Heiklen, Jersey Pools (via email: steve.h@jerseypools1.com)



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 PLANNING BOARD APPLICATION _____

A. Applicant's Name Derek and Denise Pierce
 Applicant's Mailing Address 667 Thomas Jefferson Rd., Wayne, PA 19087
 Applicant's E mail Address _____
 Phone Number (Home) _____ (Work) _____
 Owner's Name Same as Applicant
 Owner's Mailing Address _____

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

Location of Premises 304 E. Seabright Road
 (Street address)
 Block(s) 70.25 Lot(s) 2 Zone G-45-5000
 (Tax Map reference)

B. Description the application: Applicant seeks "c: variance relief for minimum rear yard setback in order to construct a new pool to serve the existing single family residence located at the subject property.

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

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



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D. Request is hereby made for permission to (erect, alter, convert, use) a establish a pool.

1) Said property is: 2,890 sq. ft.

(Give dimensions and area)

and has the following structures: existing single family residence.

2) Size and setbacks of existing building:

Width of building: 28.2

Length of building: 36.8

Height: No change proposed.

Stories: 3 stories

Front: 14.9'

Rear: 18.37'

Side: 4.9'

Side: 7'

% Building Coverage: Approximately 34%

% Impervious Surface Coverage: 58

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

Width of building: No change proposed.

Length of building: No change proposed.

Height: No change proposed.

Stories: No change proposed.

Front: No change proposed.

Rear: No change proposed.

Side: No change proposed.

Side: No change proposed.

% Building Coverage: No change proposed.

% Impervious Surface Coverage: No change proposed.

4) Date property acquired and prevailing zoning at time of acquisition: July 6, 2020

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

"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.
 - 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) Applicant is proposing to establish an inground pool

Present use of existing building(s) and premises: single family residence

Describe any deed restrictions affecting this property: N/A

Existing and proposed number of dwelling units: No change proposed.

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

Existing and proposed gross floor area: Approx. 2,265 sq. ft.

Existing and proposed parking spaces: No change proposed.

Existing and proposed number of lots: N/A

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: single family residence with pool

Facilities for solid waste and recyclables.

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: _____

Michael J. Lario, Jr., Esq. - Mlario@ndglegal.com

- 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

Derek Pierce

 (Name) 667 Thomas Jefferson Rd. _____

 (Billing Address) Wayne, PA 19087 _____

 (Signature) [Signature] _____

 (Date) 2/24/26

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



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Derek Pierce 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]
 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 24th day of February, 2026.

[Signature]
 (Signature of property owner)

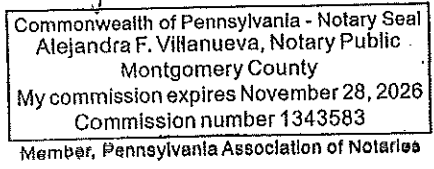
667 Thomas Jefferson Rd Wayne PA 19087
 (Address)

 (Telephone Number)

Sworn and subscribed before me:

This 24th day of February 2026

Alejandra Villanueva
 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: Derek and Denise Pierce
 NAME OF OWNER: Derek and Denise Pierce
 NAME OF PROFESSIONAL(S): Michael J. Lario, Jr., Esquire
Andrew Bechtold, RA

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 ✓
- e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed ✓
- 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 ✓
- 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 N/A



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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: Derek & Denise Pierce

NAME OF OWNER: Derek & Denise Pierce

BLOCK: 70.25 LOT: 2 ADDRESS: 304 E Seabright Road

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.

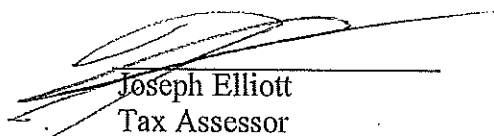
X

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 NEHMAD DAVIS & GOLDSTEIN, P.C (200' LIST)
BLOCK NUMBER 70.25
LOT NUMBER 2
PROPERTY LOCATION 304 E. SEABRIGHT ROAD, 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 3/23/2026


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.

Nehmad
Davis & Goldstein

NDG

Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Michael J. Lario, Jr.
Partner

mlario@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

March 20, 2026

RECEIVED

MAR 23 2026

Via Regular Mail and email: (jelliott@ocnj.us)

Joseph Elliott, Tax Assessor
City of Ocean City
861 Asbury Avenue
Room 107
Ocean City, NJ 08226

TAX ASSESSMENT OFFICE

**RE: 304 East Seabright Road
Block 70.25, Lot 2
Ocean City, Cape May County, New Jersey 08204**

Dear Mr. Elliott

Will you please forward to my attention *via email and regular mail* a certified list of all property owners within 200 feet of the above captioned property. **Please also advise whether or not the above-captioned property is within 200 feet of an adjacent municipality and, if so, the name of that municipality.**

Our firm's check in the amount of \$10.00 is enclosed herewith to cover costs for same, together with a self-addressed stamped envelope.

I thank you for your attention and cooperation in this matter.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: Michael J. Lario, Jr.
MICHAEL J. LARIO, JR.

MJL:tlc
Enclosures

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
70.20 13	316 WESLEY RD OB16G L1618	2	ZOLLER, JACQUELINE S 316 WESLEY RD OCEAN CITY, NJ	08226
70.20 14	312 WESLEY RD OB16G L1620B	2	JACOB, DAVID C & LOIS J 931 MT PLEASANT RD POTTSTOWN, PA	19465
70.20 15	308 WESLEY RD OB16G L1621B	2	CICCANTELLI, RICHARD 308 WESLEY RD OCEAN CITY, NJ	08226
70.20 16	300 WESLEY RD OB16G L1623	2	DOYLE, LEO FRANCIS & JOAN M 1389 NICKLAUS DRIVE SPRINGFIELD, PA	19064
70.24 1	401 GARDENS PARKWAY OB20.G, L2001	2	POWERS, DAWN ALDERFER 514 FOUNDERS LANE TELEFORD, PA	18969
70.24 39	308 E SEASPRAY RD OB20G L2064A	2	CARMONA, IVAN 308 E SEASPRAY RD OCEAN CITY, NJ	08226
70.24 40	304 E SEASPRAY RD OB20G L2066	2	SANSONE REVOCABLE TRUST, FRANK & MA 8852 MARIPOSA COURT NAPLES, FL	34113
70.25 1	301 WESLEY RD OB21G L2101A	2	SLOVONIC DEVELOPMENT, LP 2148 CENTURY DR JEFFERSON HILLS, PA	15025
70.25 2	304 SEABRIGHT RD OB21.G, L2102B, 2101B	2	PIERCE, DEREK & DENISE 667 THOMAS JEFFERSON RD WAYNE, PA	19087
70.25 3	311 WESLEY RD OB21G L2103	2	RAAB, RICHARD L-TRUSTEE 311 WESLEY RD OCEAN CITY, NJ	08226
70.25 4	309 E SEASPRAY RD OB21G L2107	2	HARP, BETTY ANN 1103 HUNT SEAT DR LOWER GWYNEDD, PA	19002
70.25 5	311 E SEASPRAY RD OB21G L2109	2	KILLE, ROBERT M 311 E SEASPRAY RD OCEAN CITY, NJ	08226
70.25 6	315 E SEASPRAY RD OB21G L2110B	2	KARABASZ, SARA & JOHN D 3913 SHORT HILL DR ALLENTOWN, PA	18104

Block Lot	Property Location		Property Class	Owner		Zip Code
	Additional Lot	Additional Lot		Address	City, State	
70.25 7		319 E SEASPRAY RD OB21G L2112	2	WETTERSTEN, BONNIE O TRUSTEE 319 E SEASPRAY RD OCEAN CITY, NJ		08226
70.25 8		321 E SEASPRAY RD OB21G L2113B	2	PENNINGTON, ELIZABETH 116 WILSON LN BERLIN, NJ		08009
70.25 30		322 SEABRIGHT RD OB21G L2158A	2	RESCH, MATTHEW THOMAS & KARYN DAWN 4945 SPRINGSWOOD CT CENTER VALLEY, PA		18034
70.25 30.01		320 SEABRIGHT RD 21.G,2160	2	ZOLLO, STEPHEN & ROSEMARY 320 E SEABRIGHT RD OCEAN CITY, NJ		08226
70.25 31		318 SEABRIGHT RD OB21.G, L2161	2	O'MARA, THOMAS F & GERALDINE R 440 N GLENDALE AVE MAPLE SHADE, NJ		08052
70.25 32		316 SEABRIGHT RD OB21.G, L2162	2	SALIMBENE, MICHAEL & EILEEN 110 CUMBERLAND PL BRYN MAWR, PA		19010
70.25 32.01		312 E SEABRIGHT RD	2	SOUCIER, RONALD J & LYNDA A 312 E SEABRIGHT RD OCEAN CITY, NJ		08226
70.25 32.02		310 SEABRIGHT RD	2	WACKER, BRUCE & JANET 2323 PINE TERRACE SARASOTA, FL		34231
70.26 3		207 WESLEY RD OB22.G, L2202.A-2203	2	MATHENA, LISA A & GIROD, DONNA M 16154 HUDSON RD MILTON, DE		19968
70.26 4		209 WESLEY RD OB22G L2204	2	FURIMSKY, CHARLES & JANET HARRIS 209 WESLEY RD OCEAN CITY, NJ		08226
70.26 5		301 SEABRIGHT RD OB22G L2205A	2	RAAB, SCOTT H & PATRICIA A 301 SEABRIGHT ROAD OCEAN CITY, NJ		08226
70.26 6		307 SEABRIGHT RD OB22G L2207	2	KERSHAW, JOHN G & M JANE 425 HUNTINGTON DR WAYNE, PA		19087
70.26 7		311 SEABRIGHT RD OB22G L2209	2	SMITH, CHARLES E & BARBARA W 311 SEABRIGHT RD OCEAN CITY, NJ		08226

Block Lot Qual	Property/Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
70.26 8	315 SEABRIGHT RD OB22.G/L2211,2212	2	BOLGER, JOHN G REV TRUST 1021 COTTONWOOD DR COLLEGEVILLE, PA	19426
70.26 9	321 SEABRIGHT RD OB22.G/L2213	2	NOLL, LISA & NOLL, BRIAN & LISA 129 W CENTENNIAL DR MEDFORD, NJ	08055
70.26 10	323 SEABRIGHT RD OB22G L2215	2	MILLAR, JAMES & KIM 6 RIVERSIDE PLACE GALES FERRY, CT	06335
70.26 33	322 E SURF RD OB22G L2267	2	KLEIN, FREDERICK WILLIAM III TRUSTE 322 E SURF ROAD OCEAN CITY, NJ	08226
70.26 34	318 E SURF RD OB22G L2269	15F	HARTMAN, LISA A 318 E SURF RD OCEAN CITY, NJ	08226
70.26 35.01	314 E SURF RD FILED 4/20/23	2	BRENNAN, LOIS 27 SAN GABRIEL LN PALM COAST, FL	32137
70.26 36.01	310 E SURF RD SUBDIVISION FILED 4/20/23	2	CHANDLER, ROBERT L & PAMELA L 170 RUMSON RD RUMSON, NJ	07760

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

AMERICA'S GREATEST FAMILY RESORT

DIVISION OF TAX COLLECTION

CONFIRMATION OF PAID TAXES

TO BE COMPLETED BY APPLICANT

NAME: PIERCE, DEREK & DENISE

BLOCK: 70.25

LOT: 2

QUAL: _____

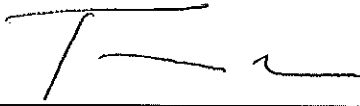
PROPERTY LOCATION: 304 SEABRIGHT RD

TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of: 3/23/2026

Taxes paid through: _____ 1ST _____ quarter of 2026

Remarks: _____

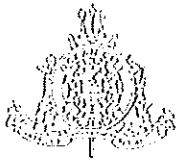

Terence Graff
Tax Collector

3/23/26
Date

THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

PO BOX 208, OCEAN CITY, NJ 08226
609-525-9379 FAX: 609-399-5047

Printed on Recycled Paper



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DIVISION OF TAX COLLECTION

CONFIRMATION OF PAID TAXES

TO BE COMPLETED BY APPLICANT

NAME: PIERCE, DEREK & DENISE

BLOCK: 70.25

LOT: 2

QUAL: _____

PROPERTY LOCATION: 304 SEABRIGHT RD

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Taxes paid through: 1ST quarter of 2026

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Terence Graff
Tax Collector

3/23/26
Date

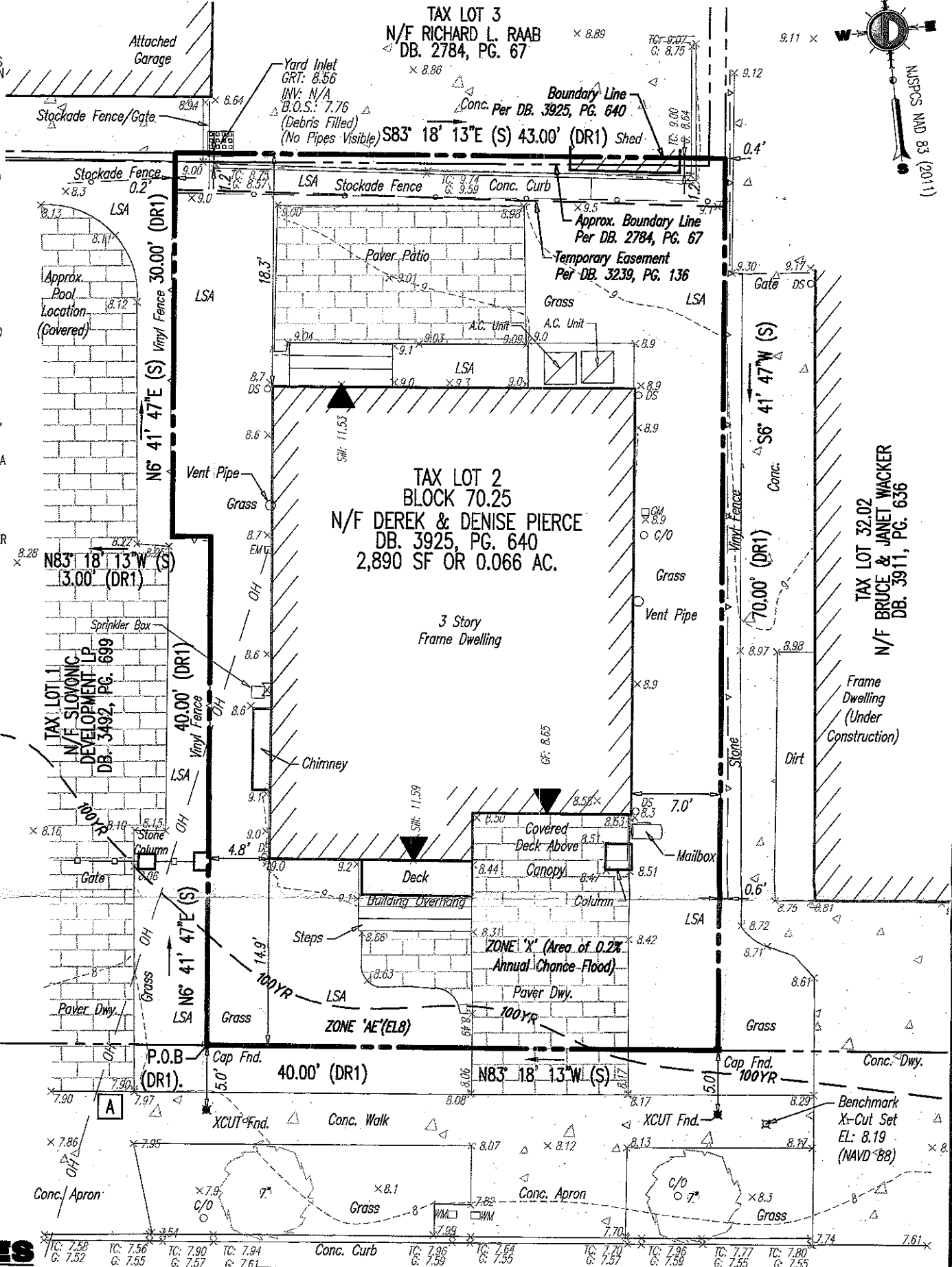
THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH

PO BOX 208, OCEAN CITY, NJ 08226
609-525-9379 FAX: 609-399-5047

Printed on Recycled Paper

GENERAL NOTES

1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE CITY OF OCEAN CITY, CAPE MAY COUNTY, NEW JERSEY, SHEET NO. 7.
2. HORIZONTAL DATUM - NAD 83 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON DECEMBER 8, 2025, UTILIZING THE LEICA RTK CORS NETWORK.
3. VERTICAL DATUM - NAVD 88 (GEOID 18) BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON DECEMBER 8, 2025, UTILIZING THE LEICA RTK CORS NETWORK.
4. FIELD WORK PERFORMED BY DYNAMIC SURVEY ON DECEMBER 8, 2025.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
6. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
7. THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
8. NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
10. BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'AE' EL 8 (BASE FLOOD ELEVATION DETERMINED) AND ZONE X (AREA OF 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER: 34009C0091F. COMMUNITY NAME: CITY OF OCEAN CITY, EFFECTIVE DATE: OCTOBER 5, 2017.



WESLEY ROAD
(80' ROW WIDTH PER TAX MAP)

SUBJECT TO:

1. DEED BOOK 3239, PAGE 136

DEED REFERENCES

1. DEED BOOK 3925, PAGE 640 - LOT 2 PQ
2. DEED BOOK 3492 PAGE 699 - LOT 1
3. DEED BOOK 2784, PAGE 67 - LOT 3
4. DEED BOOK 4116, PAGE 964 - LOT 4
5. DEED BOOK 3911, PAGE 636 - LOT 32.02

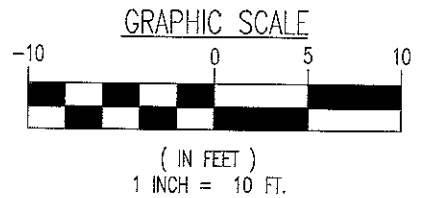
MAP REFERENCES

1. A PLAN ENTITLED 'PLAN OF A RE-PLOTTING OF LOTS 1201 & 2102, TAX BLOCK 21-G, OCEAN CITY, NJ', PREPARED BY J. HYLAND, DATED OCTOBER 16, 1968.
2. A PLAN ENTITLED 'OCEAN CITY GARDENS', PREPARED BY HALL & MCCHESENEY INC, DATED 1978. FILED IN THE CAPE MAY COUNTY CLERKS OFFICE AS MAP #196B.

POSSIBLE ENCROACHMENTS

- [A] OVERHEAD WIRE ALONG WESTERLY LINE OF TAX LOT 2.

E. SEABRIGHT ROAD
(60' ROW WIDTH PER TAX MAP)
Asphalt Roadway



Rev.	Date	Comments	By
1	01/14/26	REVISED TO INCLUDE DB. 3239, PG. 136	JTB



40 Main Street - 3rd Floor - Toms River, NJ 08753
T: 732.974.0198 | F: 732.974.3521
New Jersey Certificate of Authorization No. 24GA2228680
www.dynamicsurvey.com

Offices conveniently located by:
 Lake Como, New Jersey T: 732.747.8220 | Chester, New Jersey T: 908.879.9229
 Newark, New Jersey T: 973.755.7200 | Toms River, New Jersey T: 732.678.0060
 Allen, Texas T: 972.234.2000 | Austin, Texas T: 512.244.2646 | Houston, Texas T: 281.788.4400
 Newtown, Pennsylvania T: 267.855.0076 | Philadelphia, Pennsylvania T: 215.753.6888
 Bellefonte, Pennsylvania T: 814.598.4400 | Delray Beach, Florida T: 561.921.0570
 Annapolis, Maryland T: 410.567.3000

SCALE: (H) 1"=10'
(V) N/A

JOB No: 6080 25-05263

SHEET No: 1 OF 1

FIELD BY: JRC
DRAWN BY: MKS/STC
CHECKED BY: JTB
DATE: 01/12/2026

TITLE: SURVEY OF PROPERTY

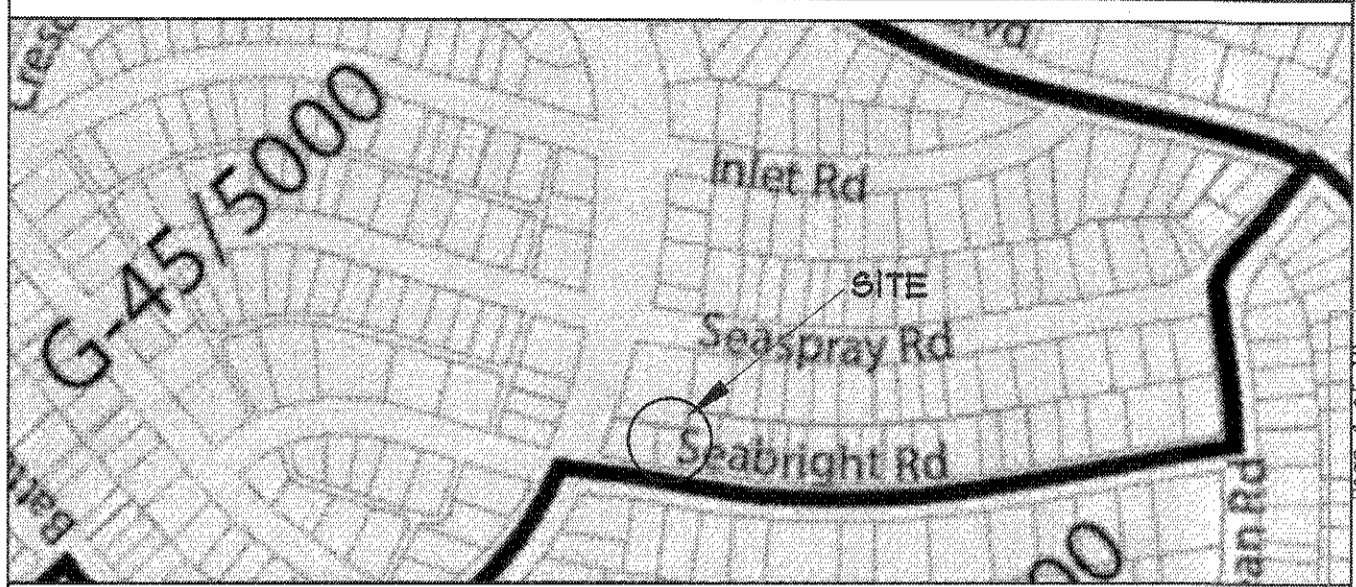
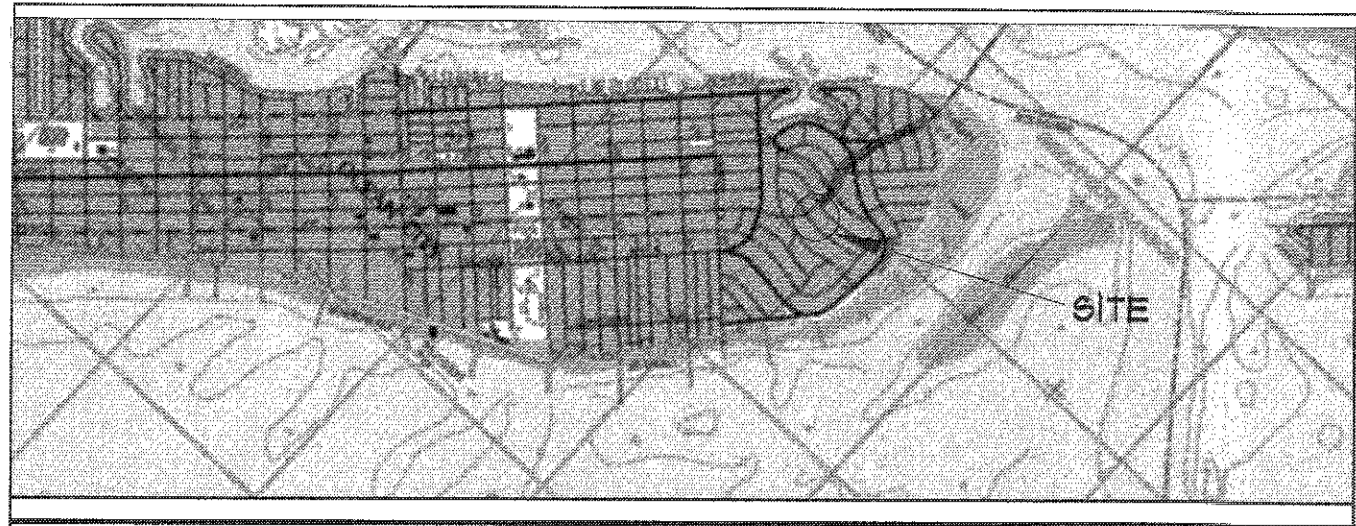
PROJECT: PIERCE RESIDENCE
BLOCK 70.25, LOT 2
304 E. SEABRIGHT ROAD
CITY OF OCEAN CITY, CAPE MAY COUNTY, NJ

Rev. # 1 DEC Client Code: 6080

Only copies of the original survey with an original land surveyor's embossed seal shall be considered to be valid copies. Signature and embossed seal signify that this certification was prepared in accordance with the existing code of practice adopted by the NJ State Board of Professional Engineers and Land Surveyors. Certifications indicated hereon shall run only to the person for whom the certification is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon. Certifications are not transferable to additional institutions or subsequent owners. Unauthorized alteration or addition to a certification bearing a licensed land surveyor's seal is illegal and punishable by law. Property subject to documents of record.

CRAIG BLACK
Craig Black
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LICENSE No. 24GB04257400

Plotted: 03/05/26 - 11:38 AM, By: rguzman, Product Ver: 25.0s (LMS Tech) File: \\depc.local\survey\DATA\DSURVEY PROJECTS\6080 Derek Pierce\25-05263 Ocean City\DWG\S01972505263SV1.dwg, ---> 11x17 Property Survey



TAX MAP 1" = 100' SHEET 1 6-2015

NOTE: NO WETLANDS OR CAFRA PERMIT REQUIRED

Table with columns: ZONING STANDARD, REQUIRED PERMITTED, EXISTING CONDITIONS, PROPOSED CONDITIONS, VARIANCE REQUIRED. Includes rows for USE, MINIMUM LOT AREA, MINIMUM LOT WIDTH, etc.

THE CITY OF OCEAN CITY TAX ASSESSMENT OFFICE 861 ASBURY AVE, RM 107 OCEAN CITY, NJ 08226 609-535-0774 (TEL #) 609-391-0650 (FAX #)

APPLICANT CO GEORGE WRAY THOMAS (200 LIST) BLOCK NUMBER 70.25 LOT NUMBER 2 PROPERTY LOCATION 304 E. SEABRIGHT RD, 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.

DATE 11/18/2025 Joseph Elliott Tax Assessor

Table of property locations with columns: Block Lot, Property Location, Property Class, Owner Address, City, State, Zip Code.

Table of property locations with columns: Block Lot, Property Location, Property Class, Owner Address, City, State, Zip Code.

Table of property locations with columns: Block Lot, Property Location, Property Class, Owner Address, City, State, Zip Code.

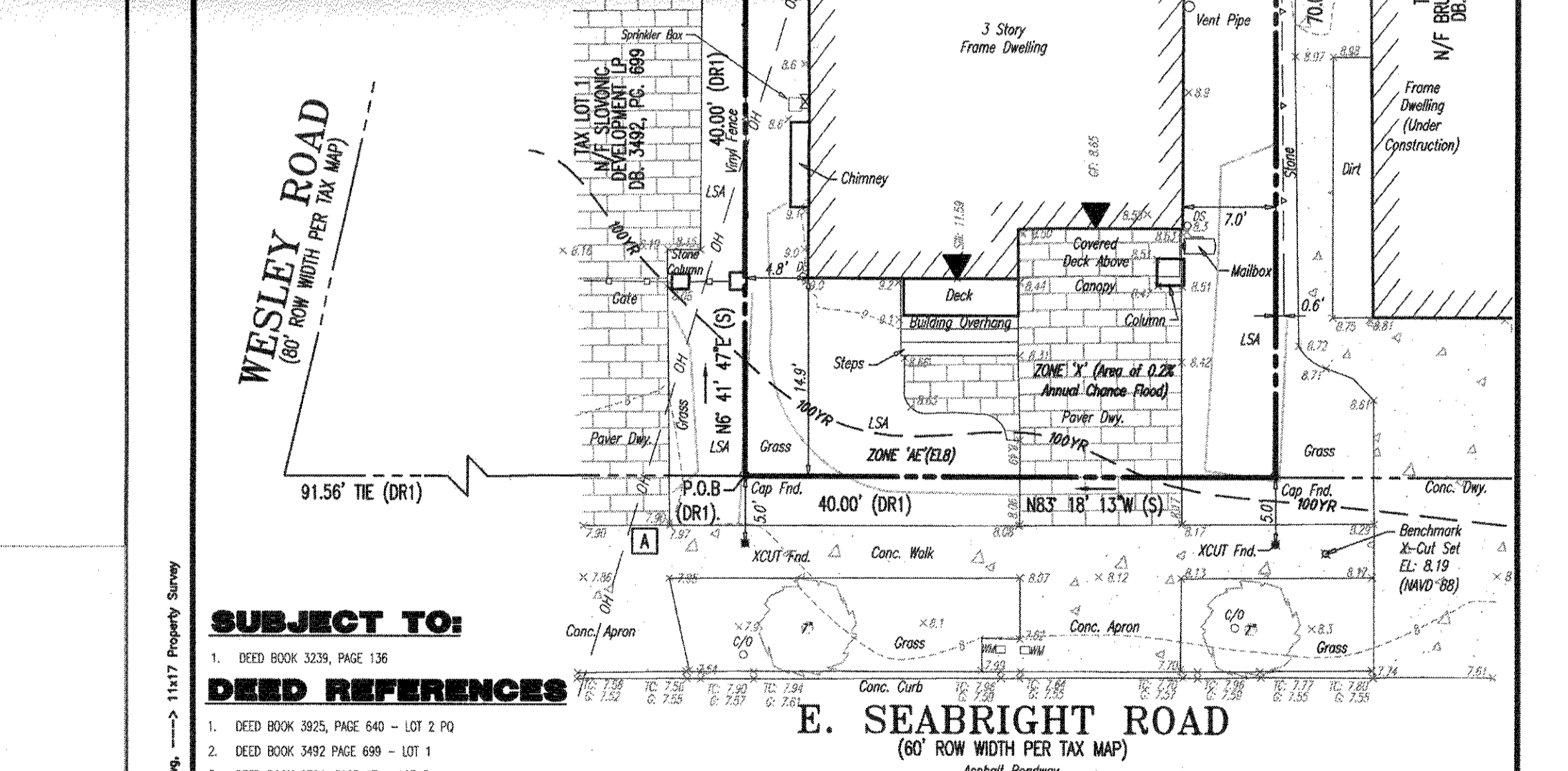
Table of property locations with columns: Block Lot, Property Location, Property Class, Owner Address, City, State, Zip Code.

Table of property locations with columns: Block Lot, Property Location, Property Class, Owner Address, City, State, Zip Code.

UTILITIES COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED: SOUTH JERSEY GAS COMPANY, VERIZON ENGINEERING DEPT, CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY, NEW JERSEY AMERICAN WATER CO., ATLANTIC CITY ELECTRIC COMPANY.

PIERCE POOL 304 E. SEABRIGHT ROAD

GENERAL NOTES: 1. THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE CITY OF OCEAN CITY... 2. HORIZONTAL DATUM - NAD 83 (2011) BASED ON GPS FIELD OBSERVATIONS... 3. VERTICAL DATUM - NAVD 88 (2008) 10' BASED ON GPS FIELD OBSERVATIONS... 4. FIELD BOOK PERFORMED BY DYNAMIC SURVEY ON DECEMBER 8, 2025...



Dynamic Survey, LLC logo and contact information. Includes project details: SURVEY OF PROPERTY, PIERCE RESIDENCE, BLOCK 70.25, LOT 2, 304 E. SEABRIGHT ROAD, OCEAN CITY, CAPE MAY COUNTY, NJ.

SIGNATURES: ZONING BOARD CHAIRMAN, ZONING BOARD SECRETARY, BOARD ENGINEER.

APPLICANT: PIERCE, DEREK & DENISE, 667 THOMAS JEFFERSON RD WAYNE, PA 19087. OWNER: PIERCE, DEREK & DENISE, 667 THOMAS JEFFERSON RD WAYNE, PA 19087.

THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING. ZONING BOARD DOCUMENT VARIANCE PLAN TAX MAP SHEET #7 TOP SHEET. Andrew Bechtold 17642.

THESE DESIGNS ARE COPYRIGHT PROTECTED. DOCUMENTS PREPARED BY LHM THOMAS ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY ON THIS PROJECT... Revisions: Date: 2-18-26, File No: 24925, Scale: AS NOTED, Drawn: AMB, Dwg. No: ZB-1.

