

SINCE 1889



**TOWN OF OCEAN VIEW, DELAWARE
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN REVIEW**

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302-539-1208

kcimino@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



Fee: \$ 400.00

P- 258 / 260

I (We) hereby apply for approval of a land development site plan and certify that all information and documents provided for this application are correct.

Rev.

Condo Parcel M

Applicant(s) (Print): Windansea LLC Date: 2/7/2022

Address: PO box 1686 Jackson, WY 83301

Signature: [Signature] Phone #: (____) _____

Owner(s) of Record (Print): Windansea LLC Phone #: 307 734 1654

Address: PO box 1686 Jackson, WY 83001

Signature(s): [Signature] [Signature]
Property Owner Administrative Official

All required documentation shall be submitted to the Administrative Official by the 15th day of the month prior to the month in which the plan will be considered by the Planning & Zoning Commission.

Ocean View Beach Club Residential Planned Community

(PIDNs: 408.241 thru 408.274 / CTM# 134-17.00-977.06 Condo Parcel M)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review a revision to Applications P-258 & P-260 associated with Ocean View Beach Club, as submitted by Nally Ventures on behalf of the property owner and developer, Windansea, LLC/Convergence Investments. The submitted site plan is an amendment to the previously approved plans for the Ocean View Beach Club, limited to the "multifamily" areas of Condominium Parcel M (CTM# 134-17.00-977.06 Condo Parcel M), specifically units V241M through V248M and units M249M through M274M, as well as the associated parking, drives, and utilities. Ocean View Beach Club is zoned as a Residential Planned Community (RPC) and located along Muddy Neck Road.

PLANNING AND ZONING COMMISSION REVIEWS

CONCEPT PLAN: Received: 2/14/22 Advertised: 3/4/22 Reviewed: _____

TAC (if applicable): Reviewed: _____ Attending: (waived)

PRELIMINARY SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairman, Planning & Zoning Commission

FINAL SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairman, Planning & Zoning Commission

Town of Ocean View

****RECEIPT FOR TOWN FEES****

Financial Good Standing

DATE	PROPERTY OWNER NAME
03/10/2022	Windansea, LLC
PIDN	PROPERTY LOCATION
various	Condo Parcel M

Taxes current?	Checked:
Yes	JO
Invoices, if any, current?	
Yes	JO
Water charges, if any, current?	
N/A	JO

MCSJ Acct #	Description of Fees	Amount
01-400-120-105	Building Permit # _____	
01-400-120-110	Sign Permit # S- _____	
01-400-120-115	Impact Fees (\$1,436.00 per New Construction for Capital Costs)	
01-400-120-120	Impact Fees (\$ 500.00 per New Construction for ESEF Program)	
01-400-120-120	ESEF @ .5%	0.00
01-400-120-125	Single Lot Development Fee	
01-400-125-175	P-258/260rev P&Z V- Board of Adj Fees	400.00
01-400-120-130	Other Fee (circle): Deed Recordation Bid Package	
	Other (describe): _____ Subtotal	\$ 400.00
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL FOR MCSJ FINANCE MODULE (General Fund Money Market)	\$ 400.00
01-400-121-110	Temp Bus License # _____	
01-400-121-135	Business License # _____	
01-400-121-155	Rental License # _____	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL FOR MCSJ A/R MODULE (General Fund Money Market)	\$ -
01-400-115-003	Real Estate Transfer Tax @ 1.5% (Transfer Tax Acct)	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL TRANSFER TAX MONEY MARKET ACCOUNT	\$ -
05-400-101-102	Water Permit # _____ (Water Fund)	
05-400-101-103	Water Service Connection (Water Fund)	
05-400-101-104	Water Inspection (Water Fund)	
	Subtotal	\$ -
05-400-201-110	CREDIT CARD CONVENIENCE FEE: Water 3%	
	TOTAL WATER SYSTEM CHECKING ACCOUNT	\$ -
	TOTAL DEPOSIT RECEIVED (May pay on one check)	\$ 400.00

Payment received by: **JO** Check #/CC Auth Code **ck# 3389**
 Name on Check if not Property Owner **Lead Your Way Solutions** Date Received **2/15/22**

SINCE 1889



TOWN OF OCEAN VIEW

201 Central Avenue – 2nd Floor

Ocean View, DE 19970

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302 539-1208 (office) • 302 537-5306 (fax)

kcimino@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



March 2, 2022

Covell, Kevin W.
19 Bowers Dr.
Ocean View, DE 19970

408.234

TOWN OF OCEAN VIEW PUBLIC NOTICE PLANNING AND ZONING COMMISSION

Ocean View Beach Club Residential Planned Community (PIDNs: 408.241 thru 408.274 / CTM# 134-17.00-977.06 Condo Parcel M)

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review a revision to Applications P-258 & P-260 associated with Ocean View Beach Club, as submitted by Nally Ventures on behalf of the property owner and developer, Windansea, LLC/Convergence Investments. The submitted site plan is an amendment to the previously approved plans for the Ocean View Beach Club, limited to the “multifamily” areas of Condominium Parcel M (CTM# 134-17.00-977.06 Condo Parcel M), specifically units V241M through V248M and units M249M through M274M, as well as the associated parking, drives, and utilities. Ocean View Beach Club is zoned as a Residential Planned Community (RPC) and located along Muddy Neck Road.

The Town will hold this review on **Thursday, March 17, 2022 at 5:30pm** or as soon as possible thereafter in the Ocean View Community Center located at 32 West Avenue. All interested parties are welcome to attend. The meeting will be available online via livestream on the Town’s YouTube channel and the viewing public will have the opportunity to comment or ask questions during the hearings by sending an email to comment@oceanviewde.gov. The link to the livestream and the email address will appear on the posted agenda for the meeting and in the calendar portion of the Town’s website www.oceanviewde.gov. Written comments will also be accepted prior to the meeting. Please note that the meeting agenda is subject to change.

The material may be examined by interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Friday. For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at kcimino@oceanviewde.gov.

PIDN	CTM#	PL#	Property Location Street	OWNER	OMA #	OMA Street	OMA City	OMA State	OMA Zip
408.234	134-17.00-977.06-Unit S234M	19	Bowers Dr.	Covell, Kevin W.	19	Bowers Dr.	Ocean View	DE	19970
408.235	134-17.00-977.06-Unit S235M	17	Bowers Dr.	Bessa, Silvio C. & Longo, Lizandra M.	117	Sloan Rd.	West Chester	PA	19382
408.236	134-17.00-977.06-Unit S236M	15	Bowers Dr.	Freiberg, James A. & Bolin, Kimberly R.	15	Bowers Dr.	Ocean View	DE	19970
408.237	134-17.00-977.06-Unit S237M	13	Bowers Dr.	Karabulut, Selim & Katherine	3151	Kincross Circle	Oak Hill	VA	20171
408.238	134-17.00-977.06-Unit S238M	11	Bowers Dr.	Ghosal, Meera	8004	Grand Teton Dr.	Potomac	MD	20854
408.239	134-17.00-977.06-Unit S239M	9	Bowers Dr.	Garrett-Ray, Stacy	801	Dominion Ln.	Reisterstown	MD	21136
408.240	134-17.00-977.06-Unit S240M	7	Bowers Dr.	Speer, Christine M. & Price, Roger K.	7	Bowers Dr.	Ocean View	DE	19970
408.275	134-17.00-977.06-Unit T275M	4	Old Orchard Ave.	Schlosser, Robin L. K	4702	Edgefield Rd.	Bethesda	MD	20184
408.276	134-17.00-977.06-Unit T276M	6	Old Orchard Ave.	Loeb, Norman L. & Cheryl L.	6	Old Orchard Ave.	Ocean View	DE	19970
408.277	134-17.00-977.06-Unit T277M	8	Old Orchard Ave.	Caputo, Paul M. & Jeannette	63	Wintergreen Dr.	Manalapan	NJ	07726
408.278	134-17.00-977.06-Unit T278M	10	Old Orchard Ave.	Eby, Larry D. & Laverne M.	1480	Ironstone Dr.	East Earl	PA	17519
408.084	134-17.00-977.06-Unit T284M	14	Broadkill Ln. Basin Cove Way	Houser, Jolene M.	19022	Cattail Ln.	Pootesville	MD	20837
408.083	134-17.00-977.06-Unit T283M	16	Broadkill Ln. Basin Cove Way	Sychuk, Thomas & Jennifer	12102	Glenbauer Rd.	Kingsville	MD	21087
408.082	134-17.00-977.06-Unit T282M	18	Broadkill Ln. Basin Cove Way	Hall, Jeffrey M. & Elyce	20148	Beaver Dam Rd.	Ocean View	DE	19970
408.081	134-17.00-977.06-Unit T281M	24	Broadkill Ln. Basin Cove Way	Goldberg, Howard D. & Trapani, Joanne M.	1001	Wetherburn Dr.	York	PA	17404
408.279	134-17.00-977.06-Unit T279M	20	Broadkill Ln. Basin Cove Way	Ghosh, Krishnakali & Mridul K.	17	Saint Ives Pl.	Gaithersburg	MD	20877
408.280	134-17.00-977.06-Unit T280M	22	Broadkill Ln. Basin Cove Way	Desantis, Mark D. & Diane	5000	Woodgate Ln.	Collegeville	PA	19426
408.281	134-17.00-977.06-Unit T281M	24	Broadkill Ln. Basin Cove Way	Campanile, Kenneth J.	17580	Hardy Rd.	Mount Airy	MD	21771
408.282	134-17.00-977.06-Unit T282M	18	Broadkill Ln. Basin Cove Way	Marzban, Parvaneh Z.	8413	Silverdale Ct.	Lorton	VA	22079
408.283	134-17.00-977.06-Unit T283M	16	Broadkill Ln. Basin Cove Way	Tran, Tai Duy	6134	Kendra Way	Centreville	VA	20121
408.284	134-17.00-977.06-Unit T284M	14	Broadkill Ln. Basin Cove Way	Baker, Frank V. & Lori L.	14	Basin Cove Way	Ocean View	DE	19970
408.223	134-17.00-977.04-Unit S223K	28	Slaughter Ln. Bennett Point Ln.	Cornwell, Richard W. & Heather L.	25221	Bonny Brook Ln.	Gaithersburg	MD	20882
408.222	134-17.00-977.04-Unit S222K	26	Slaughter Ln. Bennett Point Ln.	Maloney, Patrick J. & Christine	40	Hillside Terrace	Mahopac	NY	10541
408.221	134-17.00-977.04-Unit S221K	24	Slaughter Ln. Bennett Point Ln.	Glueck, John & Jennifer	15	MacBean Dr.	New Fairfield	CT	06812

OCEAN VIEW BEACH CLUB

RECORD PLAN

RESIDENTIAL PLANNED COMMUNITY TOWN OF OCEAN VIEW SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 1443B002 NOVEMBER 5, 2012
REVISED AUGUST 22, 2013

OCEAN VIEW BEACH CLUB - OUTLINE OF PROPOSED COVENANTS

The declaration proposed for Ocean View Beach Club (1/4 of a Canal Landing) will create a nonprofit corporation to serve as the owners' association of which all owners will be members. The association will be responsible for maintaining and administering the community facilities, common lands and recreational amenities and enforcing the restrictions and covenants and levying, collecting and disbursing the assessments and charges created under the declaration. The association will be governed by a Board of Directors.

The declaration will provide that all owners shall have easements in and to the common areas under the terms and conditions of the declaration. The association will manage and maintain the common areas, particularly the private roads, forested and other buffers, recreational areas, and areas for stormwater management, erosion and sedimentation control. The association will be authorized to assess owners for the purpose of promoting the recreation, health, safety and welfare of the residents in Ocean View Beach Club, for the improvement and maintenance of the common areas, and for services and facilities related to the use and enjoyment of the common areas, including, but not limited to, repair and replacement of the private roads, the payment of taxes and insurance, repair, replacement and additions to the common areas, and for operating reserve funds and reserve funds for repair and replacement of the common areas.

The common areas and the properties will be subject to various restrictive and protective covenants, including without limitation restriction to residential use (except for any commercial uses), ARC guidelines, sign restrictions, setback and height restrictions, restrictions prohibiting nuisances, minimum square footage requirements, and other restrictions for similar communities located in southeastern Sussex County and as included in the declaration.

No improvements of any kind on any property will be permitted except with prior approval in accordance with the declaration and ARC guidelines. No trailer, mobile home, modular home, double wide or similar type structure, which moves to a building site on wheels attached to its own undercarriage or, tent, shack, garage, barn or other type outbuilding, shall at any time be used as a residence, temporary or permanently, and no trailer, mobile home, modular home, double wide, tent, shack, garage, or barn shall be utilized as a main or single dwelling unit on any property.

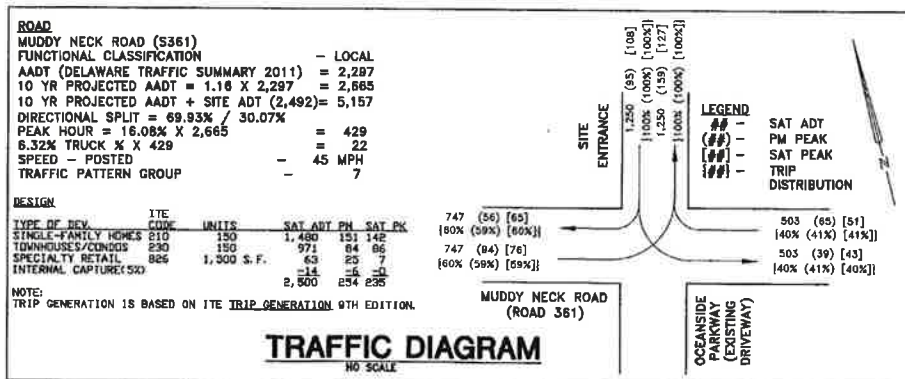
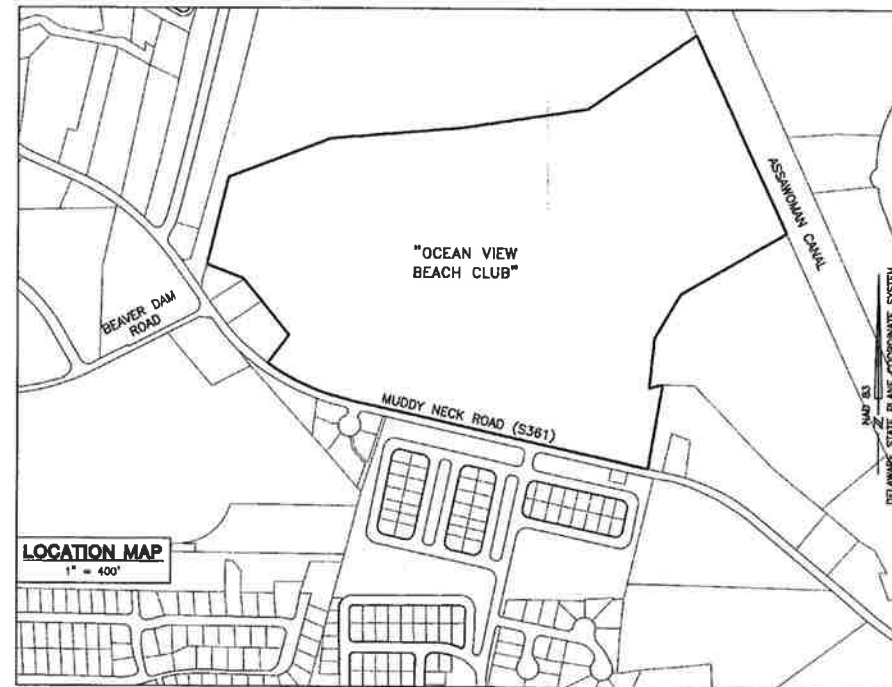
The declaration for the Ocean View Beach Club will further contain all terms, conditions and provisions as required by the Delaware Unit Property Act, the Delaware Uniform Common Interest Ownership Act, and all applicable law.

PROJECT GENERAL NOTES

1. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE OF TRANSPORTATION (DelDOT) STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND WILL BE SUBJECT TO ITS APPROVAL.
2. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE PROJECTED PROPERTY OWNERS' LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
4. THE SIDEWALKS AND MULTI-MODAL PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI-MODAL PATH.
5. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
6. SUBDIVISION STREETS WITHIN THE SUBDIVISION DEDICATED TO PUBLIC USE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN REGULATIONS AND ARE TO BE TURNED OVER TO THE TOWN OF OCEAN VIEW FOR MAINTENANCE AFTER SUCCESSFUL CONSTRUCTION.
7. STREETS AND/OR DRIVES IN THE CONDOMINIUM AREAS ARE TO BE CONSTRUCTED TO TOWN REGULATIONS BUT WILL BE PRIVATELY MAINTAINED BY THE CONDOMINIUM OWNERS' ASSOCIATION. THE TOWN OF OCEAN VIEW ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
8. STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ACCEPTED BY THE TOWN OF OCEAN VIEW.
9. MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.
10. SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE STREETS.
11. A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT AND REAR LOT LINES.
12. A FIVE (5) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES CENTERED ON ALL SIDE LOT LINES.
13. BUILDING CONSTRUCTION TO BE FOR SINGLE FAMILY RESIDENCES (TYPE 5 CONSTRUCTION) AND TOWNHOUSES.
14. WETLAND AREAS, OPEN SPACE AREAS AND COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS UPON COMPLETION OF THE PROJECT.
15. ALL FIRE LANCES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
16. SIDEWALKS ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
17. DITCHES ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
18. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
19. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEGMENT AND STORMWATER CONTROLS DURING CONSTRUCTION. RESPONSIBILITY FOR LONG TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE HOME OWNER'S ASSOCIATION AFTER APPROVAL OF THE STORMWATER MANAGEMENT PLAN BY THE SUSSEX COUNTY CONSERVATION DISTRICT.
20. THE SIDEWALK AND MULTI-MODAL PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR MULTI-MODAL PATH.
21. THE TAX DITCH ORGANIZATION AND/OR THEIR AUTHORIZED CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES OR MAINTENANCE OF FILTER STRIP OR THE CROSSINGS AT OLD CROSSING AVE AND OCEAN BEACH AVE. ADDITIONALLY, THE TAX DITCH ORGANIZATION AND/OR THEIR AUTHORIZED CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES OR MAINTENANCE OF ANY PAVEMENT, CURBING, SIDEWALKS, STORMWATER MANAGEMENT STRUCTURES, FILTER STRIP OR OTHER RELATED STRUCTURES THAT MAY OCCUR DURING ROUTINE MAINTENANCE OPERATIONS WITHIN THE TAX DITCH AND THEIR CORRESPONDING RIGHT-OF-WAYS.
22. A BOND WITH SURETY ASSURING COMPLETION OF THAT WORK REQUIRED TO COMPLETE THE CONSTRUCTION OF ALL PRIVATE ROADS IS REQUIRED TO BE POSTED BY THE DEVELOPER AND ACCEPTED BY THE TOWN SOLICITOR.
23. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
TOWN OF OCEAN VIEW 302-839-8737
SUSSEX CONSERVATION DISTRICT 302-856-3890 (EXT. 3)
DAVIS, BOWEN & FRIEDEL, INC. 302-424-1441

CONDITIONS OF RPC ANNEXATION

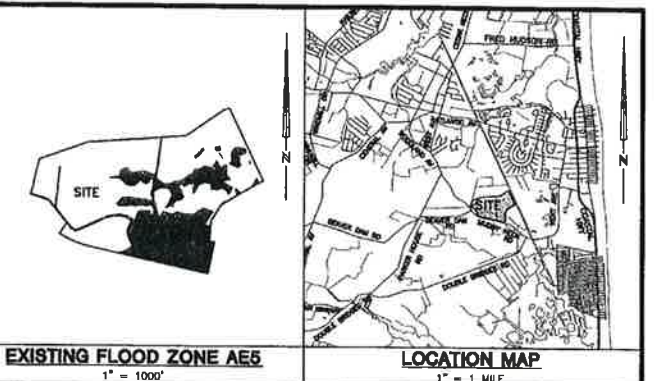
1. The maximum number of residential units shall not exceed 300, of which not less than 50% shall be single-family detached dwellings.
2. The construction of the project shall be phased over a period of not more than 75 certificates of occupancy being issued within any given calendar year, commencing the date of final approval of this application by the Town Council.
3. The maximum area of commercial/retail/office space shall be five (5) acres, more or less. Permitted uses shall be limited to those in the GB District and other uses designed to serve the RPC.
4. The master site plan and the site plan for each phase of development shall be reviewed and approved by the Town of Ocean View Planning & Zoning Commission.
5. All entrances and roadway improvements required by Delaware Department of Transportation (DelDOT) shall be completed by the applicant.
6. The RPC will conform to the specific development criteria of the R-3 zone, except as noted and as allowed through the use of the RPC District in order to achieve a superior living environment and design integrity.
 - a. The RPC may include proposed mixed use buildings (e.g. residential and commercial/retail/office).
 - b. All streets, roads and sidewalks shall be constructed in compliance with the requirements of Town of Ocean View Standards. Sidewalks shall be constructed on both sides of streets or roads, when adjacent to dwelling units or parking areas. Street lighting shall be constructed in compliance with Town requirements and shall be maintained by the homeowners' or condominium owners' association.
 - c. Minimum front yard, covered porches and stoops: 10 feet
Minimum side yard, principle structure: 5 feet
Minimum side yard, accessory structure: 3 feet
Total both sides: 10 feet
Minimum rear yard, principle structure: 30 feet
Minimum rear yard, detached garage and acc. uses: 10 feet
Off-street parking spaces per dwelling unit: 2 with 50% satisfied on-street
Off-street parking spaces, size: 9' x 18' for residential
Building Height for multi-family only: 75% max., 60% avg.
Lot coverage: 75% max., 60% avg.
Driveways, where garages exist, shall be not less than 25' in length as measured from the inside of the sidewalk.
7. Recreational facilities, e.g., swimming pool and community buildings shall be constructed and open to use by the residents not later than the time of the issuance of the 50th Certificate of Occupancy.
8. The RPC shall include open space of one-third (1/3) total acreage (not including streets, driveways, etc.) and may include passive recreation uses, e.g., bike paths, walking trails, parks, gardens, or the like.
9. A homeowners' or condominium owners' association shall be formed to provide for the perpetual maintenance, repair and replacement of streets, roads, curbs, sidewalks, street lighting, buffers, storm water management facilities, recreational facilities and other common areas.
10. The RPC shall contain not less than fifty percent (50%) of its housing types as single-family dwellings.
11. The RPC shall be served by Sussex County Regional Wastewater Facility per Sussex Engineering Department regulations and specifications.
12. The RPC shall be served by a central water system and fire protection as needed per applicable regulations and specifications.
13. The RPC shall be approved by the Sussex County Planning and Zoning Commission and the State Fire Marshal's Office, the Public Service Commission, and the State of Delaware Office of Public Health.
14. Stormwater management and erosion and sediment control shall equal or exceed all applicable State and County regulations.
15. The applicant shall comply with all wetland regulations imposed by the Army Corps of Engineers and the State of Delaware. State and Federal wetlands shall be maintained as non-disturbance areas, except for disturbance authorized by a valid Federal or State permit. Limited crossings shall be permitted as necessary in the Buffer Zone. There shall be no construction in any wetlands without valid permits.
16. The applicant shall establish "best management practices" in regard to protection of the Assawoman Canal and wetlands. The applicant shall file a Nutrient Loading Assessment Protocol with the appropriate State agency.
17. The applicant shall provide for use by the Delaware DART bus program as a bus shelter, if deemed appropriate by said organization. The location and size of said parcel shall be as mutually agreed upon by the parties involved.
18. The applicant shall coordinate and cooperate with the local school district's transportation manager to establish school bus stop areas.
19. The applicant shall coordinate and coordinate with the State and County Emergency Preparedness Office to develop and implement an emergency evacuation plan.
20. The RPC shall not contain a marina, individual boat dock facilities, or boat launching facilities, other than a community pier and related facilities for non-motorized watercraft as may be approved and in accordance with all necessary permits and regulations.
21. No site preparation, site disturbance, site excavation, or other site construction shall be commenced until all permits required by all other laws, ordinances, rules, and regulations shall have been issued and the approved final site plan is recorded, except such site work for which a permit has been issued by the Sussex Conservation District. The site work authorized by the Sussex Conservation District permit may be commenced upon submission of copies of the application for permits from the Sussex County Engineering Department and DelDOT to the Planning and Zoning Commission and submission of a bond in an amount equal to 125% of the cost of the site work authorized by the Sussex Conservation District and in a form acceptable to the Town Solicitor. The bond shall be released upon the issuance of all other permits and the filing of an approved Master Plan or Final Site Plan.



TRAFFIC DIAGRAM

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

MILFORD, DELAWARE (302) 424-1441



EXISTING FLOOD ZONE A65

LOCATION MAP

TRAFFIC IMPACT STUDY RECOMMENDATIONS

1. The developer should enter into an agreement with DelDOT to fund an equitable portion of the local matching funds for the project SR 26, Atlantic Avenue, from Clarksville to Assawoman Canal (State Contract 24-112-10). It is expected that similar agreements will be required of other developments in this area. Based on the development's projected p.m. peak hour traffic volume, compared to the latest projected 2020 p.m. peak hour traffic volume, DelDOT has determined that this development's obligation would not exceed \$210,000.
2. The developer should improve Muddy Neck Road between Beaver Dam Road and the access opposite Assawoman Parkway in order to meet DelDOT local road standards. These standards include two elevation-foot level lanes and two five-foot shoulders. Additionally, the horizontal and vertical alignments of the roadway should be improved or needed to conform to current DelDOT and AASHTO design criteria. The developer should provide a bituminous concrete overlay to the existing travel lanes, at DelDOT's discretion. DelDOT will analyze the existing lane's pavement condition and will recommend an overlay thickness in the developer's engineer if necessary.
3. The developer should either enter into a traffic signal agreement with DelDOT for the intersection of Muddy Neck Road/Assawoman Parkway/De Entrance or contribute an on-year undetermined amount to DelDOT's Traffic Signal Matching Fund for the same purpose. The agreement should include pedestrian signals, crosswalks, and intersection at DelDOT's discretion.
4. The developer should install a right-turn lane and a through/left lane on the westbound Site Entrance, a left-turn lane on southbound Muddy Neck Road (presently estimated at 280 feet, including a 100-foot taper), and right-turn and left-turn lanes on northbound Muddy Neck Road. The northbound right turn lane's length is presently estimated at 240 feet including a 50-foot taper. The length of the northbound left turn lane has yet to be determined.
5. The developer should either enter into a traffic signal agreement with DelDOT for the intersection of Jefferson Bridge Road and Kent Avenue or contribute an on-year undetermined amount to DelDOT's Traffic Signal Matching Fund for the same purpose. The agreement should include pedestrian signals, crosswalks, and intersection at DelDOT's discretion.
6. The following bicycle and pedestrian improvements should be completed:
 - a. A minimum of five-foot bicycle lane should be striped in addition to the right-turn lane at the entrance on Muddy Neck Road.
 - b. Right-turn yield to bikes sign (MUTCD R4-4) should be added at the start of the right-turn lane at the entrance on Muddy Neck Road.

DATA COLUMN

TAX MAP ID:	1-34-17.00-11.00
EXISTING ZONING:	R-3 MULTIFAMILY RESIDENTIAL DISTRICT/ RESIDENTIAL PLANNED COMMUNITY DISTRICT (PER TOWN OF OCEAN VIEW ANNEXATION ORDINANCE NO. 214, EFFECTIVE APRIL 7, 2007)
FLOOD HAZARD MAP:	100500515J, DATED JANUARY 6, 2005 (ZONES X & A2)
RESIDENTIAL DEVELOPMENT	
SINGLE FAMILY UNITS:	150 (111 FEE, 39 CONDO)
TOWNHOUSE UNITS:	84 (39 FEE, 55 CONDO)
MULTIFAMILY UNITS:	28 (CONDO)
MIXED USE UNITS:	2 (CONDO, ATTACHED TO RETAIL)
VILLAS UNITS:	28 (CONDO, VILLAS ARE 4 UNIT BLOCK CONFIGURED BUILDINGS WITH INDIVIDUAL ENTRIES)
TOTAL UNITS:	300 (150 FEE, 150 CONDO)
LAND USE (PROPOSED)	
RESIDENTIAL:	36.88 AC.±
COMMERCIAL (SPECIALTY RETAIL):	0.19 AC.±
OPEN SPACE:	23.99 AC.±
ACTIVE RECREATION:	2.32 AC.±
PASSIVE OPEN:	12.3 AC.±
STORMWATER MANAGEMENT AREAS:	4.71 AC.±
WETLANDS:	4.33 AC.±
RIGHT-OF-WAY:	10.55 AC.±
TOTAL SITE:	71.61 AC.±
MINIMUM ZONING REQUIREMENTS	
LOT AREA:	10 FT. (5 FT. FOR COVERED PORCHES, STOOPS)
FRONT YARD:	5 FT. (3 FT. ACCESSORY)
SIDE YARD:	30 FT. (10 FT. ACCESSORY)
REAR YARD:	60 FT.
WIDTH OF LOT:	60 FT.
LOT COVERAGE SHALL BE 75% MAXIMUM, 60% AVERAGE.	
PROPOSED MAXIMUM BUILDING HEIGHT:	42 FT. (2-1/2 STORIES FOR SINGLE & TOWNHOMES, 3 STORIES FOR MULTI-FAMILY)

THERE SHALL BE NO MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES, OTHER THAN A COMMUNITY PIER AND RELATED FACILITIES FOR NON-MOTORIZED WATERCRAFT AS MAY BE APPROVED AND IN ACCORDANCE WITH ALL NECESSARY PERMITS AND REGULATIONS.

SITE LIGHTING SHALL COMPLY WITH TOWN CODE AND SHALL BE SHOWN ON THE FINAL PLAN.

SANITARY SEWER: BETHANY BEACH SANITARY SEWER DISTRICT (SUSSEX COUNTY AGREEMENT #990) IS NOT WITHIN THE JURISDICTION OF THE TOWN OF OCEAN VIEW.

WATER SUPPLY: TOWNEWATER UTILITIES

WETLANDS MAPPING AND SURVEY BASED UPON "WETLANDS DELINEATION PLAN" BY PENNINGTON ASSOCIATES, INC. REVISED 9 SEPTEMBER 2011.

PROPERTY BOUNDARY BASED UPON DEED BOOK 3831, PAGE 303 DATED OCTOBER 4, 2011 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN SUSSEX COUNTY, DELAWARE.

OWNER/DEVELOPER:
WINDANSEA, LLC
172 CENTER STREET SUITE 204
JACKSON HOLE, WY 83001
PH: 307-734-1854

As approved by the
Planning and Zoning Commission of
Ocean View, DE under application
26B-2013-0001 on 7/18/13

TOWN OF OCEAN VIEW
APPROVED AS NOTED
ADMINISTRATIVE OFFICIAL
DATE 9/11/2013

WETLANDS CERTIFICATION

WE, THE UNDERSIGNED, HEREBY STATE THAT THE STATE AND/OR FEDERAL WETLANDS BOUNDARIES DELINEATED UPON THIS PLAN ARE ACCURATELY SHOWN AND THAT THE DELINEATION WAS PERFORMED UNDER OUR SUPERVISION AND IN ACCORDANCE WITH THE APPROPRIATE STATE OR FEDERAL STANDARD FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.

DAVID BAILY, TEK BEARS ENVIRONMENTAL
1080 SOUTH CHAPEL STREET
NEWARK, DELAWARE 19702

DATE 7/15/13

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PROPERTY WAS MADE AT MY DIRECTION. I ACKNOWLEDGE THE SAME TO BE MY ACT AND BEING THEREON BEING RECORDED ACCORDING TO LAW.

ROBERT COX, MANAGER
WINDANSEA, LLC
172 CENTER STREET SUITE 204
JACKSON HOLE, WY 83001
PH: 307-734-1854

DATE 8/29/13

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE, 19963

DATE 9/11/2013



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



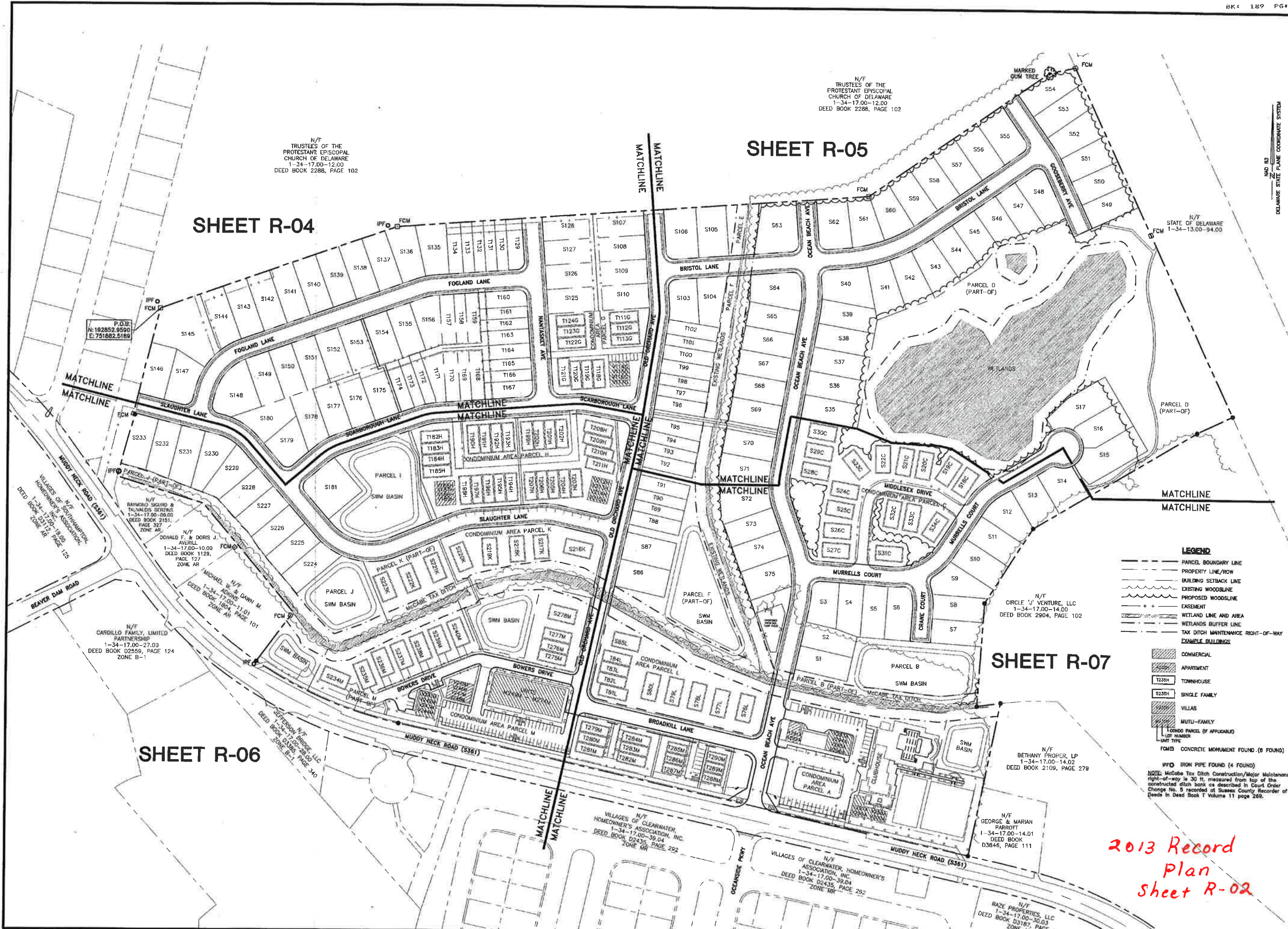
RECORD OVERVIEW PLAN

OCEAN VIEW BEACH CLUB
RESIDENTIAL PLANNED COMMUNITY
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

REVISIONS:
5/22/13 AGENCY COMMENTS
5/29/13 REMOVED RPD
5/29/13 AGENCY COMMENTS
5/29/13 TAX DITCH COMMENTS
6/11/13 ON ENG. COMMENTS
6/22/13 TOWN COMMENTS

Date: DECEMBER 21, 2012
Scale: 1" = 100'
Dwn By: TPS/DJS
Proj No.: 14439002
Dwg No.:

R-02



- LEGEND**
- PARCEL BOUNDARY LINE
 - PROPERTY LINE/ROW
 - BUILDING SETBACK LINE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE
 - EASEMENT
 - WETLAND LINE AND AREA
 - WETLANDS BUFFER LINE
 - TAX DITCH MAINTENANCE RIGHT-OF-WAY
 - EXAMPLE BUILDINGS
- COMMERCIAL
 - APARTMENT
 - TOWNHOUSE
 - SINGLE FAMILY
 - VILLAS
 - MULTI-FAMILY
 - CONDO PARCEL (IF APPLICABLE)
 - LOT NUMBER
 - UNIT TYPE
 - FCM CONCRETE MONUMENT FOUND (B FOUND)
 - IPFO IRON PIPE FOUND (4 FOUND)

NOTE: McCabe Tax Ditch Construction/Minor Maintenance right-of-way is 30 ft. measured from top of the constructed ditch bank as described in Court Order Change No. 5 recorded at Sussex County Recorder of Deeds in Deed Book T Volume 11 page 269.

2013 Record
Plan
Sheet R-02



*Revised Multi-Family Plan
for Condo
Parcel M
follows →*

**Leading Providers of
Infrastructure Asset Management
and Engineering Services
since 1994**

March 11, 2022

Kenneth L. Cimino
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

RE: Ocean View Beach Club – Revised Multi-Family Plan

Dear Mr. Cimino:

We have reviewed the plan titled Ocean View Beach Club Preliminary Plan - Ocean View Beach Club Multifamily as prepared by Davis Bowen & Friedel, Inc. dated 2/11/22. Based on our review we have the following comments.

Generally

1. The Town recognizes that the proposed revision to the plan results in 2 fewer units than originally recorded and supports the shift from the large multi-unit building to the smaller villa units.

Streets and Sidewalks

1. The intersections at both ends of the proposed parking aisle will need to be reconfigured. In both instances traffic is introduced into an intersection at unacceptable angles, which will create difficult turning movements and potentially dangerous situations with traffic on other streets.
2. The sidewalk along the southern edge of Basin Cove Way should be connected to the sidewalk running along the southern edge of the parking aisle.

Off-Street Parking

1. Two parking spaces per unit are required. It appears that a sufficient number of spaces are currently provided. The plan should note that the spaces along Bowers Drive will be signed as reserved for the villa units.

Utilities

1. Approval from Tidewater Utilities and Sussex County will be required for the revisions to the proposed water and sewer lines.

THE KERCHER GROUP, INC. – A Mott MacDonald Company

www.kerchergroup.com | 254 Chapman Rd., Suite 202, Newark, DE 19702 | 302-894-1098

Stormwater Management

1. Approval from the Sussex Conservation District will be required to verify that the proposed revisions to the plan are in keeping with the impervious cover and drainage area boundaries approved in conjunction with the original sediment and stormwater management approval.

Fire Marshal Approval

1. Fire Marshal approval of the revised layout will be required.

Grading and Drainage

1. The proposed grading is acceptable in concept. Individual single lot grading plans will be required for the villa units.
2. The catchbasin located in the parking bay to the west of units 269-272 should be relocated to a corner at the head of the parking space to avoid creating a pedestrian hazard.
3. The existing catchbasin in the intersection of Basin Cove Way and Old Orchard Avenue along the eastern side of units 261-264 will need to be modified to accommodate the changes to the curb behind it, unless the realignment of the intersection discussed previously eliminates the radius on the curb.

Landscape Plan

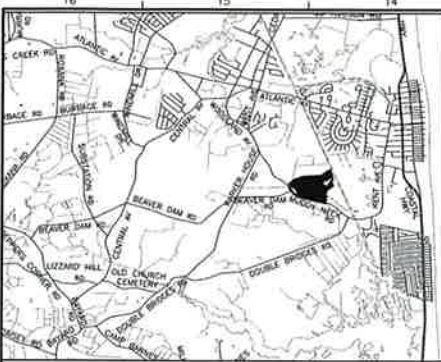
1. Maintaining the original plan counts within the Multi-Family area and redistributing them to accommodate the revised plan is acceptable.

If you have any questions please feel free to give me a call. I welcome the opportunity to discuss the plan with you.

Regards,
THE KERCHER GROUP, INC.



James H. Lober, P.E.
Director of Engineering



VICINITY MAP

SCALE: 1" = 1 MILE

OCEAN VIEW BEACH CLUB

PRELIMINARY PLAN OCEAN VIEW BEACH CLUB MULTIFAMILY TOWN OF OCEAN VIEW SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 1443H001.B01

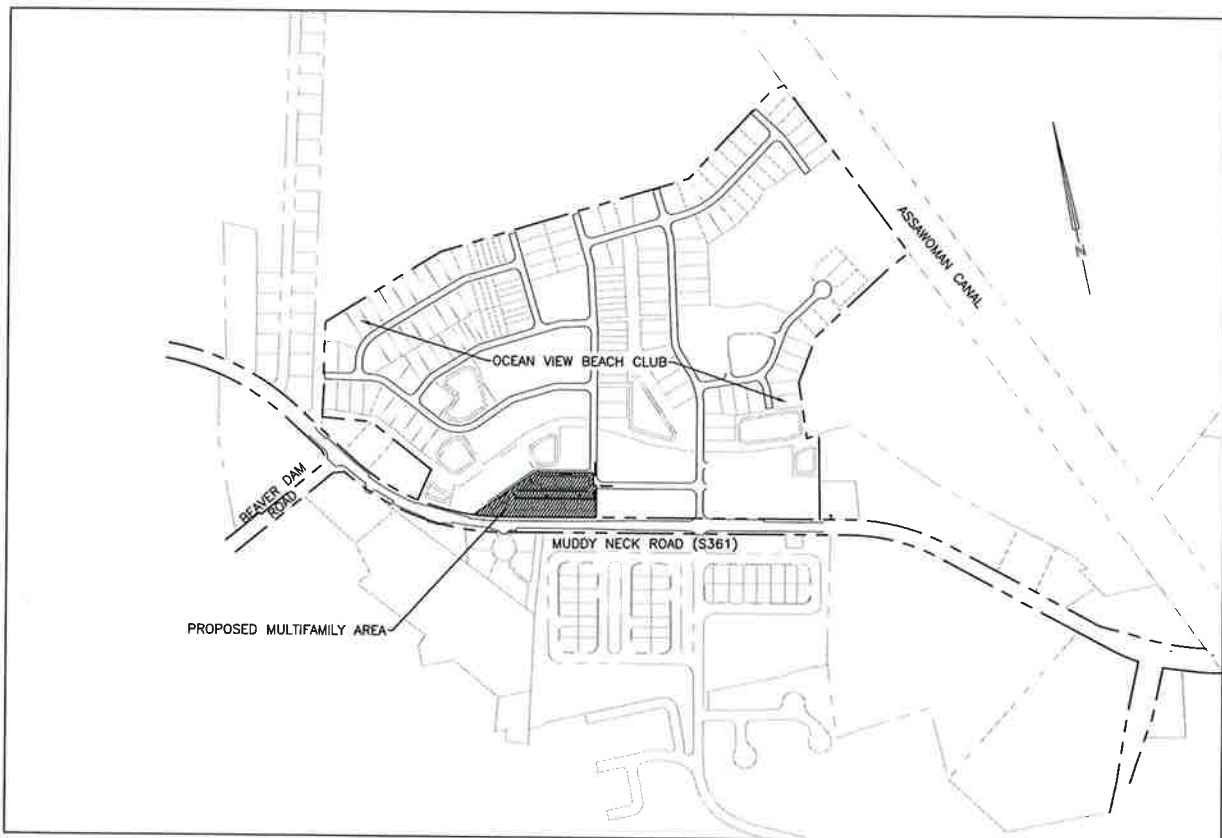
LEGEND

PROPERTY LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
R.O.W. LINE
BUILDING
PAVEMENT
SIDEWALK

CONTOUR
STORM PIPING, CATCH BASIN
WATER MAIN, VALVE
AND FIRE HYDRANT
SEWER MAIN, MANHOLE
TREES/SHRUBS

EXISTING

PROPOSED



PURPOSE:
THIS SITE PLAN IS AN AMENDMENT TO THE PREVIOUSLY APPROVED PLANS FOR OCEAN VIEW BEACH CLUB, LIMITED TO THE "MULTIFAMILY" AREAS OF PARCEL 'M'. THIS INCLUDES UNITS V241M THROUGH V249M AND UNITS M249M THROUGH M274M AS WELL AS THE ASSOCIATED PARKING, DRIVES, AND UTILITIES.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
P-1	PRELIMINARY SITE TITLE SHEET
P-2	SITE PLAN
P-3	UTILITY AND LANDSCAPING PLAN
P-4	GRADING AND DRAINAGE PLAN

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

SPENCER VAN SCHAAK, MEMBER
TITLE: AUTHORIZED PERSON,
WINDANSEA, LLC
172 CENTER STREET SUITE 204
JACKSON HOLE, WY 83001
PH: 307-734-1654

DATE

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19983

DATE

DATA COLUMN:

TAX MAP

TAX MAP ID: 1-34-17.00-977.06

EXISTING/PROPOSED ZONING: R-3 MULTIFAMILY RESIDENTIAL DISTRICT/ RESIDENTIAL PLANNED COMMUNITY DISTRICT (PER TOWN OF OCEAN VIEW ANNEXATION ORDINANCE NO. 214, EFFECTIVE APRIL 7, 2007)

RESIDENTIAL DEVELOPMENT

ORIGINAL MULTIFAMILY AREA (PORTION OF PARCEL 'M'):	
MULTIFAMILY UNITS:	26 (CONDO)
VILLA UNITS:	8 (CONDO, VILLAS ARE 4 UNIT BLOCK CONFIGURED BUILDINGS WITH INDIVIDUAL ENTRIES)
TOTAL UNITS:	34
PROPOSED MULTIFAMILY AREA:	
VILLA UNITS:	32 (CONDO, VILLAS ARE 4 UNIT BLOCK CONFIGURED BUILDINGS WITH INDIVIDUAL ENTRIES)
TOTAL UNITS:	32

ORIGINAL MULTIFAMILY AREA (PORTION OF PARCEL 'M'):
OPEN AREA: 17,179.66 S.F. (0.394 AC.)
IMPERVIOUS AREA: 67,046.45 S.F. (1.539 AC.)
BUILDINGS: 18,480.00 S.F. (0.424 AC.)
TOTAL EXISTING MULTIFAMILY PARCEL: 84,226.11 S.F. (1.934 AC.)
IMPERVIOUS PERCENTAGE: 80%

PROPOSED MULTIFAMILY AREA (PORTION OF PARCEL 'M'):
OPEN AREA: 18,298.12 SF (0.420 AC.)
IMPERVIOUS AREA: 65,927.99 SF (1.539 AC.)
BUILDINGS: 23,520.00 SF (1.513 AC.)
TOTAL PROPOSED MULTIFAMILY PARCEL: 84,226.11 SF (1.934 AC.)
IMPERVIOUS PERCENTAGE: 78%

BUILDING HEIGHT: 42' MAX.

SETBACK: 20' FRONT (30' ALONG MUDDY NECK ROAD)
10' REAR
5' SIDE

PARKING SPACES REQUIRED

32 UNITS @ 2 SPACE / UNIT = 64 REQUIRED

OFF STREET PARKING: 60 PROVIDED
ACCESSIBLE PARKING: 4 PROVIDED
TOTAL PARKING PROVIDED: 64 PROVIDED

WATER SUPPLY: TIDEWATER UTILITIES, INC.

SANITARY SEWER: BETHANY BEACH SANITARY SEWER DISTRICT
(SUSSEX COUNTY AGREEMENT #990)

FLOOD HAZARD MAP: AE6 (FEMA MAP 10005C0514K (MARCH 16, 2015))

THERE ARE NO WETLANDS IN THE SITE AMENDMENT AREA.

OWNER
WINDANSEA, LLC
172 CENTER STREET SUITE 204
JACKSON HOLE, WY 83001
PHONE: 307-734-1654
CONTACT: COLBY COX,
MANAGER

ENGINEER
DAVIS, BOWEN, & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DELAWARE 19963
PHONE: 302-424-1441

Revised Multi-Family Plan
Condo Parcel M
(4 sheets)

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SUSSEX COUNTY, DELAWARE
(410) 343-8001
(410) 343-8002
(410) 770-4744

PRELIMINARY TITLE

OCEAN VIEW BEACH CLUB
RESIDENTIAL PLANNED COMMUNITY
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

Revisions:

P-258/
260
Rev

Date: FEB. 11, 2022

Scale: AS NOTED

Dwn By: IMO

Proj No.: 1443H001

Dwg No.:

PL-01

P:\Integrity Communities\14438002 CIVIC\Design\CVBC\MultiFamily\PRELIM\1443H001 OVBC MUL TFAMILY PRELIMINARY SITE PLAN.dwg Feb 11, 2022 - 3:55pm OVEI

N/F
JEFFERSON BRIDGE, LLC
1-34-17.00-28.00
DEED BOOK D3385, PAGE 340
ZONE B-1

N/F
RAJENDRA, MAINA S., RANJEET S.,
& MAYA S. PAWAR
1-34-17.00-29.01
DEED BOOK D3662, PAGE 243
ZONE MR

N/F
DANIEL & ROBERTA BERNHARD
1-34-17.00-29.05
DEED BOOK D3108, PAGE 52
ZONE MR

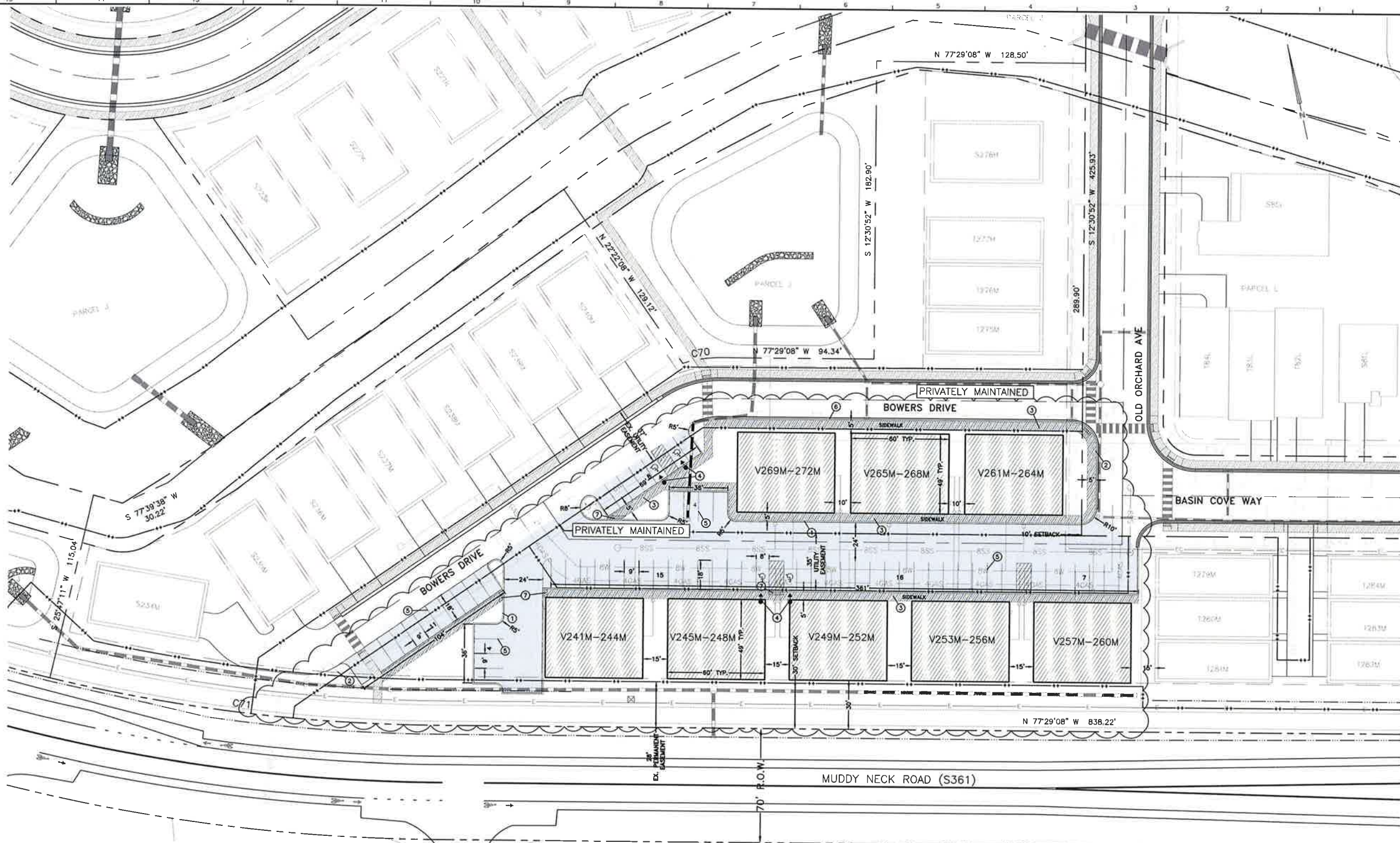
N/F
M. DONOHUE & THOMAS F. DONOHUE
1-34-17.00-29.00
DEED BOOK D2759, PAGE 211
ZONE AR

N/F
VILLAGES OF CLEARWATER,
HOMEOWNER'S ASSOCIATION, INC.
1-34-17.00-39.04
DEED BOOK D2435, PAGE 292
ZONE MR

KEY LEGEND:

- ① P.C.C. TYPE1-6
- ② EXISTING FIRE HYDRANT ASSEMBLY
- ③ CONCRETE SIDEWALK
- ④ ACCESSIBLE PARKING SPACE WITH SIGN
- ⑤ 4" WIDE WHITE PAINTED STRIPE, TYP.
- ⑥ PCC TYPE 3-6
- ⑦ CURB RAMP

PRELIMINARY SITE PLAN



OCEAN VIEW BEACH CLUB RESIDENTIAL PLANNED COMMUNITY TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

Revisions:
p-258/
260
Rev.

Date: FEB. 11, 2022
Scale: 1" = 30'
Des. By: IMO
Proj. No.: 1443H001
Dwg. No.:










PL-02

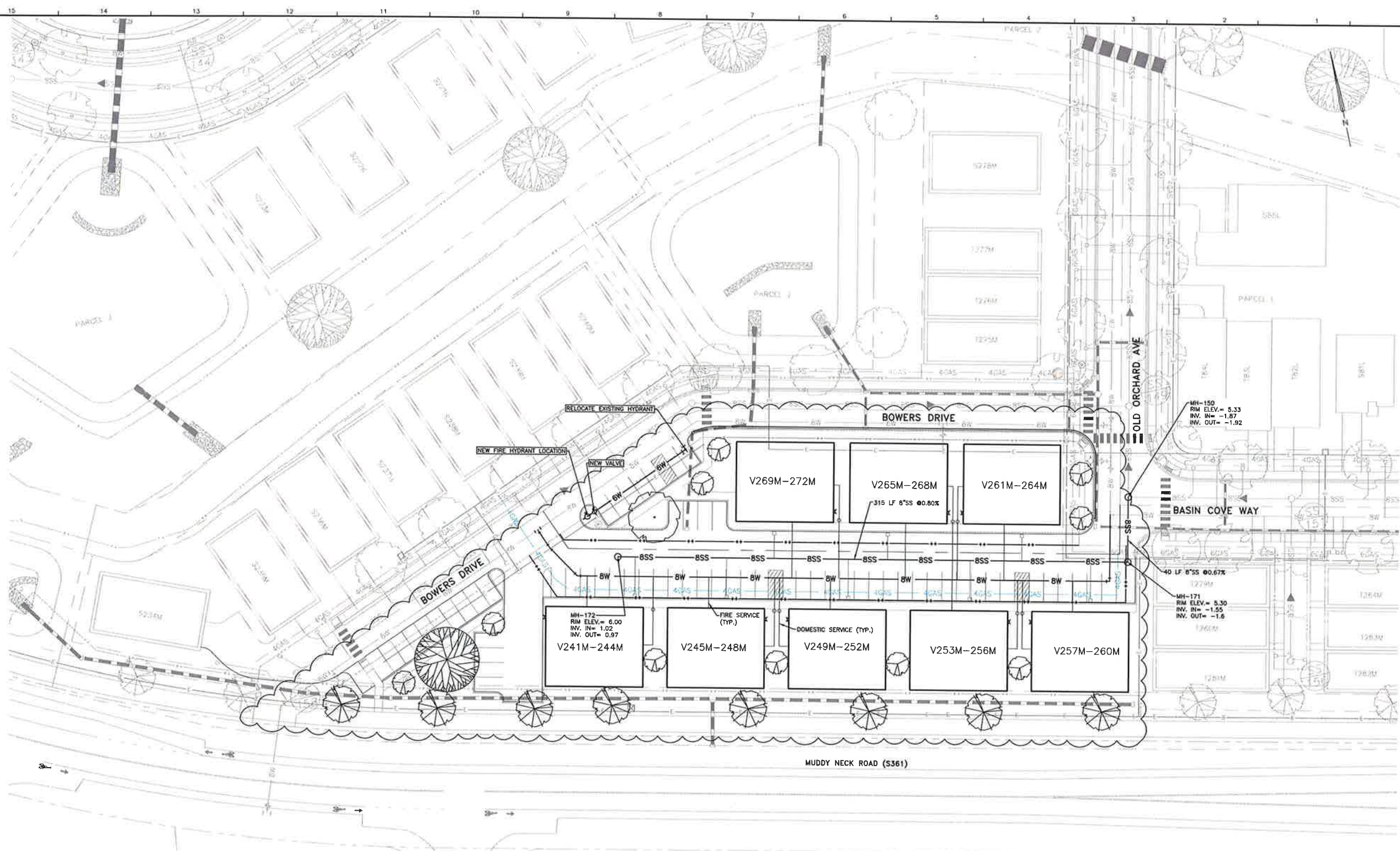
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS, SURVEYORS
1400 S. MOUNTAIN VIEW
MILFORD, DELAWARE 19967
(302) 441-9981
(302) 441-9982
(302) 441-9983
(302) 441-9984

PRELIMINARY SITE PLAN

P:\Inquiries\Communities\1438002\OVCB\Design\OVCB\Multifamily\PRELIM\1443H001_OVCB MULTIFAMILY PRELIMINARY UTILITY AND LANDSCAPING PLAN.dwg Feb 11, 2022 - 3:56pm OVE

NOTE: PLANT SCHEDULE REFLECTS ORIGINALLY APPROVED LANDSCAPE PLAN FOR ENTIRE DEVELOPMENT. PLANT COUNTS ARE UNCHANGED IN THE REVISED MULTIFAMILY AREA.

LANDSCAPE PLANT SCHEDULE						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE HT.	QUANTITY
DECIDUOUS TREE						
	AC	Amelanchier canadensis	SHADBLOW SERVICEBERRY	1 3/4"-2" Cal., B&B	25'-30'	29
	LI	Lagerstroemia indica x fourieri 'Tuscarora'	TUSCARORA CRAPE MYRTLE	6'-7' HI., B&B	15'-25'	28
	PR	Prunus serrulata 'Amanogawa'	AMANOGAWA JAPANESE FLOWERING CHERRY	1 3/4"-2" Cal., B&B	15'-25'	15
	PC	Pyrus calleryana 'Cleveland Select'	"CLEVELAND SELECT" CALLERY PEAR	5'/6" HI., B&B	25'-35'	11
	TC	Tilia cordata	LITTLELEAF LINDEN	1 3/4"-2" Cal., B&B	50'-70'	192
	PO	Platanus occidentalis	SYCAMORE	1 3/4"-2" Cal., B&B	75'-100'	19
	FG	Fagus grandifolia	AMERICAN BEECH	1 3/4"-2" Cal., B&B	50'-80'	7
EVERGREEN TREE						
	JV	Juniperus virginiana	EASTERN RED CEDAR	5'/6" HI., B&B	30'-40'	8
	TS	Tsuga canadensis	CANADIAN HEMLOCK	5'/6" HI., B&B	40'-50'	7
TOTAL						316



UTILITY AND LANDSCAPING PLAN

SCALE: 1" = 30'

OCEAN VIEW BEACH CLUB RESIDENTIAL PLANNED COMMUNITY TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

Revisions:

P-258/
260
Rev.

Date: FEB. 11, 2022

Scale: 1" = 30'

Dwn.By: IMO

Proj.No.: 1443H001

Dwg.No.:

PL-03

ARCHITECTS ENGINEERS SURVEYORS

DAVIS,
BOWEN &
FRIEDEL, INC.

1430 N. 10TH ST.
ANNAPOLIS, MD 21403
(410) 293-1441
(410) 293-1442
(410) 293-1443

PRELIMINARY UTILITY AND LANDSCAPING PLAN

P:\Integrity Communities\14438022 OVBC\Design\OVBC Multifamily\PRELIM\1443H001 OVBC MULTIFAMILY PRELIMINARY GRADING PLAN.dwg Feb 11, 2022 - 3:55pm OVEI

N/F
RSON BRIDGE, LLC
14-17.00-28.00
DK D3385, PAGE 340
ZONE B-1

N/F
RAJENDRA, MAINA S., RANJEET S.,
& MAYA S. PAWAR
1-34-17.00-29.01
DEED BOOK D3662, PAGE 243
ZONE MR

N/F
DANIEL & ROBERTA BERNHARD
1-34-17.00-29.05
DEED BOOK D3108, PAGE 52
ZONE MR

BENCHMARK
BM BONNETT BOLT OVER
MAIN STEAMER OF FIRE
HYDRANT.
ELEV. = 8.60'

N/F
LEO M. DONOHUE & THOMAS F. DONOHUE
1-34-17.00-29.00
DEED BOOK D2739, PAGE 211
ZONE AR

N/F
VILLAGES OF CLEARWATER,
HOMEOWNER'S ASSOCIATION, INC.
1-34-17.00-39.04
DEED BOOK D2435, PAGE 292
ZONE MR

GRADING AND DRAINAGE PLAN



OCEAN VIEW BEACH CLUB RESIDENTIAL PLANNED COMMUNITY TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

Revisions:

**P-258/
260
Rev**

Date: FEB. 11, 2022

Scale: 1" = 30'

Drawn By: IMO

Proj. No.: 1443H001

Dwg. No.:

PL-04

dbf DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS
SUSSEX, WYOMING
DARTMOUTH, MASSACHUSETTS
DARTMOUTH, MASSACHUSETTS

PRELIMINARY GRADING PLAN



Conceptual Rendering of 4 Unit Villa Building
+ Floorplans



DISCLAIMER
The information contained herein is for informational purposes only and is not intended to be used for any other purpose. It is not a contract and does not constitute an offer of insurance or any other financial product. The information is provided as a general overview and is not intended to be used for any other purpose. The information is provided as a general overview and is not intended to be used for any other purpose.

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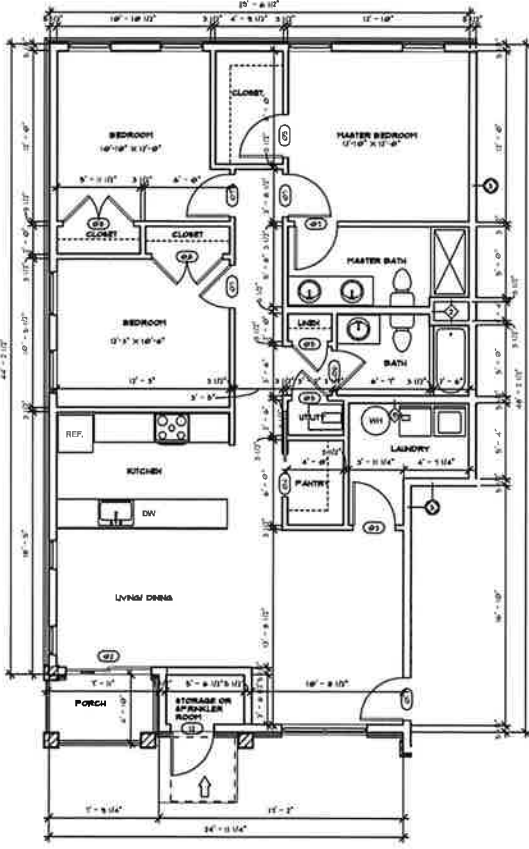
OCEAN VIEW BEACH CLUB
OCEANSIDE PARKWAY
FRANKFORD, DE 19045

SHEET INFO:

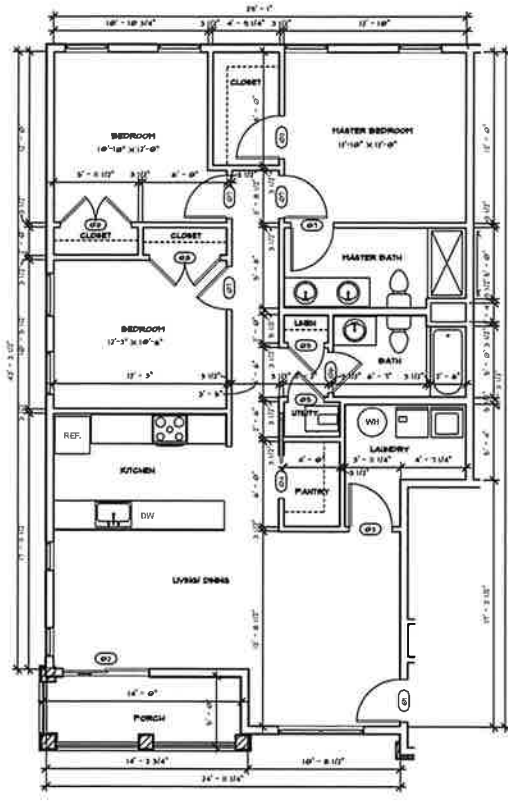
ENLARGED UNIT PLANS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/15
2	REVISED	01/15/15
3	REVISED	01/15/15
4	REVISED	01/15/15
5	REVISED	01/15/15
6	REVISED	01/15/15
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A-401



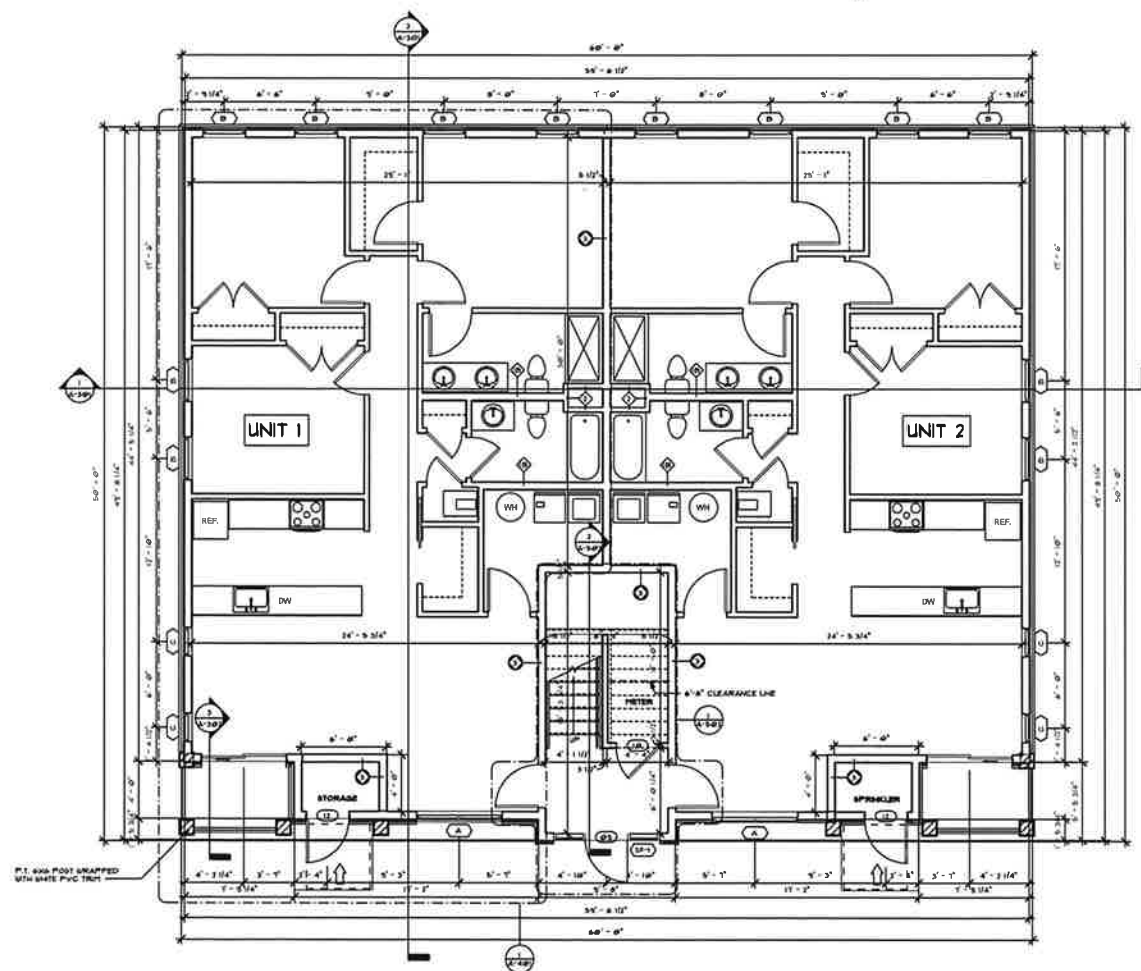
1 TYPICAL 1ST FLOOR UNIT PLAN
1/4" = 1'-0"



2 TYPICAL 2ND FLOOR UNIT PLAN
1/4" = 1'-0"

[Note: Floor Plan designs for Parcel M Villa Units are not final]

- GENERAL NOTES**
1. ALL INTERIOR WALL TO BE WALL TYPE 1A UNLESS OTHERWISE NOTED
 2. ALL TENANT SEPARATION WALLS SHALL BE 1 HOUR RATED. WALLS SHALL BE CONSTRUCTED AS WALL TYPE 3
 3. ALL COMMON WALLS SHALL BE 1 HOUR RATED
 4. REFER TO SLOANED SHT PLANS 1A-400-2 FOR DIMENSIONS, DETAILS AND WALL TYPES
 5. ALL BALCONIES TO HAVE 1/8" SLOPE AWAY FROM BUILDING. INSTALL 1/2" FIN 1" IN CONCRETE AT WALL & DOOR SILL INTERSECTION
 6. STAIRS, STEPS, AND STAIRWAYS SHALL COMPLY WITH SECTION 1000 OF THE INTERNATIONAL BUILDING CODE (IBC) INCLUDING WIDTH (MINIMUM TREADS/RISES 10/6 1/2), LANDINGS (10/6 1/2), AND HANDRAILS (10/6 1/2)
 7. UNLESS OTHERWISE NOTED, ALL STAIR RISERS TO BE 7 INCHES AND TREADS TO BE 11 INCHES WITH 1/8 INCHES CLEAR FROM RISERS TO TREADS
- REFERENCES TO REFERENCE**
1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS
 2. REFER TO STRUCTURAL DATA FOR GROUND FLOOR COLUMN LOCATIONS
- RETA NOTES**
1. REFER TO A-200'S FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION



① FIRST FLOOR
 1/4" = 1'-0"

Note: Floor Plan designs for Parcel M Villa Units are not final

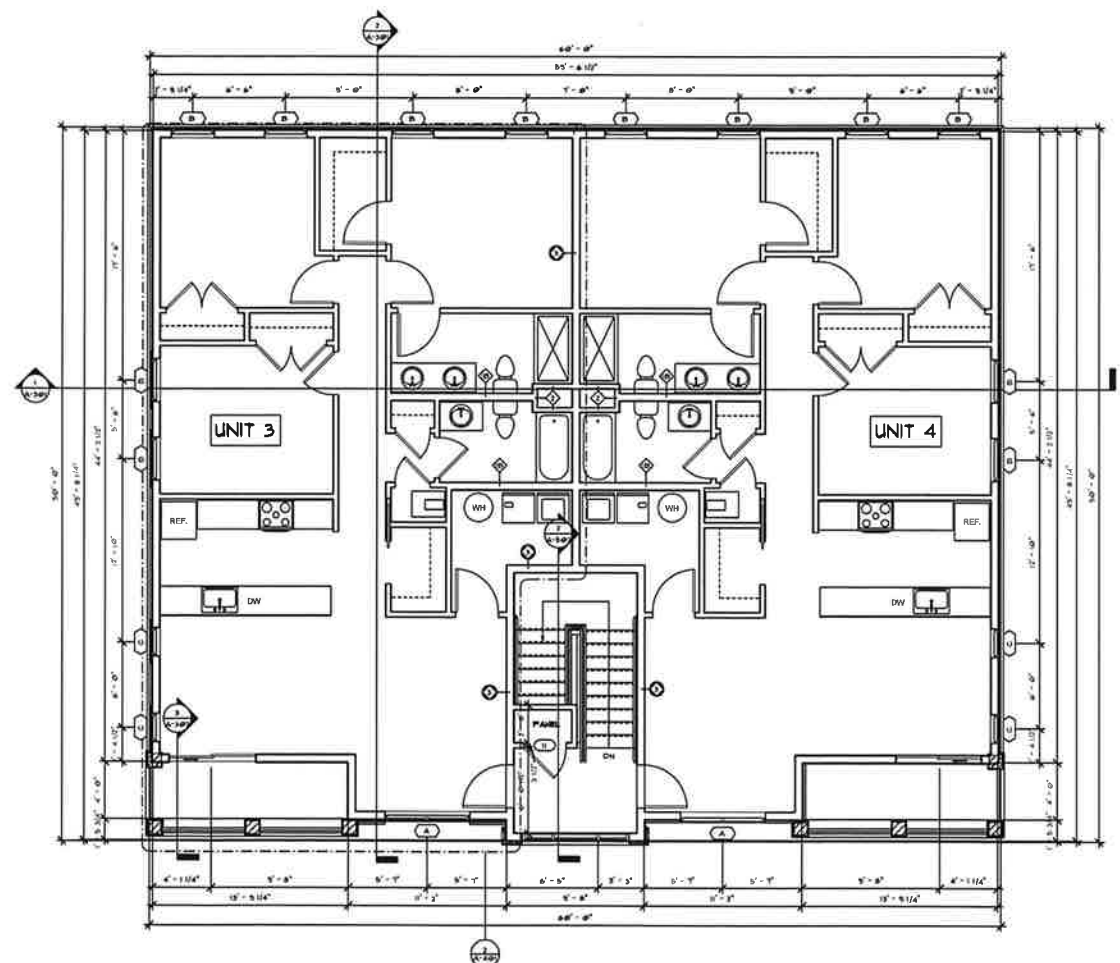
OCEAN VIEW BEACH CLUB
 OCEANVIEW PARKWAY
 FRANKFORD, DE 19045

SHEET INFO:
 FIRST FLOOR PLAN

NO.	DATE	DESCRIPTION
1	01/15/2020	ISSUED FOR PERMIT
2	02/10/2020	REVISED FOR COMMENTS
3	03/05/2020	REVISED FOR COMMENTS
4	03/20/2020	REVISED FOR COMMENTS
5	04/10/2020	REVISED FOR COMMENTS
6	04/25/2020	REVISED FOR COMMENTS
7	05/10/2020	REVISED FOR COMMENTS
8	05/25/2020	REVISED FOR COMMENTS
9	06/10/2020	REVISED FOR COMMENTS
10	06/25/2020	REVISED FOR COMMENTS



- GENERAL NOTES**
1. ALL INTERIOR WALL TO BE WALL TYPE 1A UNLESS OTHERWISE NOTED.
 2. ALL TENANT REPAIRATION WALLS SHALL BE 1 HOUR RATED. WALLS SHALL BE CONSTRUCTED AS WALL TYPE 3.
 3. ALL CORRIDOR WALLS SHALL BE 1 HOUR RATED.
 4. REFER TO ENLARGED UNIT PLANS (A-400'S) FOR DIMENSIONS, DETAILS AND WALL TYPES.
 5. ALL BALCONIES TO HAVE 1" SLOPE AWAY FROM BUILDING. INSTALL 12" THICK FIBER CONCRETE AT WALL & DOOR SLAB INTERSECTION.
 6. STAIRS, STEPS, AND STAIRWAYS SHALL COMPLY WITH SECTION 0905 OF THE INTERNATIONAL BUILDING CODE (IBC) INCLUDING WIDTH (MINIMUM 44" TREADS), RISES (MAXIMUM 7" TREADS), AND HANDRAILS (MINIMUM 36" CLEARANCE).
 7. UNLESS OTHERWISE NOTED, ALL STAIR RISERS TO BE 7-INCHES AND TREADS TO BE 11-INCHES WITH 1/2 INCHES CLEAR FROM NOSING TO NOSING.
- REFERENCES TO REFERENCES**
1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.
 2. REFER TO STRUCTURAL DWGS. FOR GROUND FLOOR COLUMN LOCATIONS.
- REVISIONS**
- | NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 08/15/2023 |



Note: Floor Plan designs for Parcel M Villa Units are not final

1 SECOND FLOOR
1/4" = 1'-0"

OCEAN VIEW BEACH CLUB

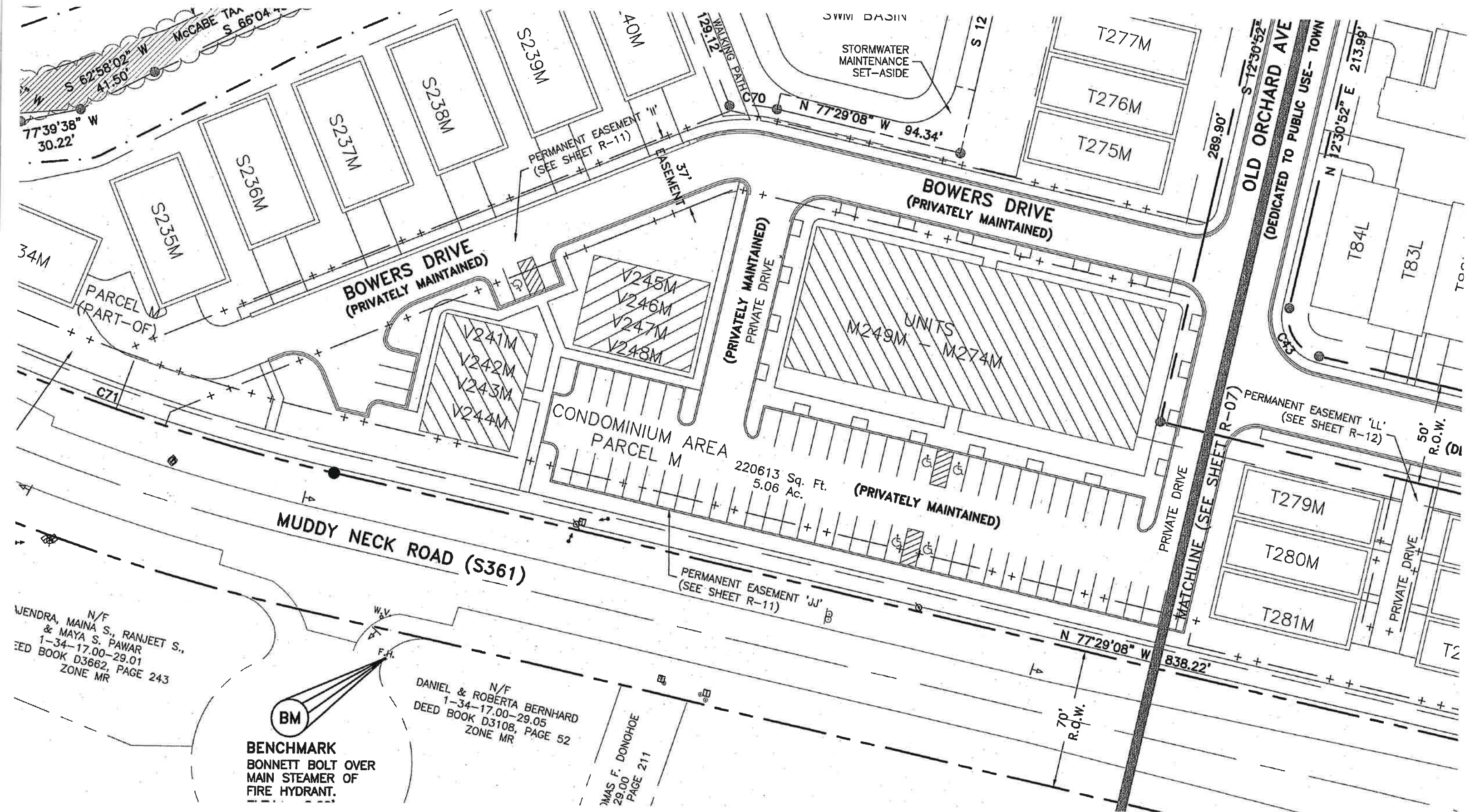
OCEANVIEW PARKWAY
FRANCONIA, DE 19046

SHEET INFO:

SECOND FLOOR
PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2023

A-102



Condo Area M as Shown on Record Plan

Kenneth Cimino

From: Guido Stubenrauch <gstuben3322@gmail.com>
Sent: Sunday, March 13, 2022 12:18 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: OVBC: Opposition to multi-family units

Hello Ken,

We are residents of Ocean View Beach Club in Ocean View Delaware and are writing to you to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

In our opinion, the addition of multi-family units within Ocean View Beach Club is detrimental to the character of not only Ocean View Beach Club but also the town of Ocean View, DE.

We are also concerned about the negative consequences that may accompany these additional units such as increased congestion with more cars and traffic within the neighborhood along with reduced public safety that would naturally occur.

Thank you for your time and consideration of our concerns.

Guido & Bibiana Stubenrauch
41 Old Orchard Avenue
Ocean View, DE 19970

Kenneth Cimino

From: AMY BRAVERMAN <ajbraverman@verizon.net>
Sent: Saturday, March 12, 2022 6:38 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: Opposition Letter
Attachments: OVBC Opposition Letter.pages

↳ Unable to open
attachment; rec'd
warning about
corrupted file.

Thank you for your consideration in this matter.

Kenneth Cimino

From: Doug Purcell <mkj2007@verizon.net>
Sent: Monday, March 14, 2022 9:33 AM
To: Kenneth Cimino
Subject: OVBC Public Hearing

Ken,
I am a full time resident of OVBC on the Ocean View side at 35 Scarborough Lane, as well as a local REALTOR. I want to share my concerns relative to the three condo/villas that are currently being marketed and the proposed ones in the front of our community along Muddy Neck Road. My concerns are relative to adequate off street parking and garbage/recycle. It appears that three buildings on Bennett Point and Old Orchard Roads will have a total of 12 villas/condos, each with three bedrooms and only one of the buildings appears to have any allocated parking spaces? Has the town of Ocean View already approved these buildings without them being in compliance with the town's ordinances for off street parking? Being in a resort community, during the beach season, OVBC is already having parking challenges throughout the community, especially during any holidays. This appears to be a potential issue with the number of off street parking spaces planned for the villas/condos in the front of the community.

Relative to trash and recycle, it does not appear that there has been any foresight or planning for this in the new villas/condos. If the plan is to handle this the same as for the rest of the community, where everyone at least has a garage or storage area beside their house, then there does not appear to be anywhere for the home owners in the villas/condos to store their trash and recycle bins. The community is already struggling with how homeowners should store their bins as well as moving them near the street and removing them in a timely manner.

For the safety and well being of the OVBC homeowners in the town of Ocean View, I am asking for the town council to carefully review these issues and ensure that this developer is in full compliance with town ordinances. If these issues are not addressed now, then the town and community will have to deal with them for years after the developer is gone.

Thanks for your consideration,

Doug Purcell - REALTOR®

mkj2007@verizon.net

Crowley Associates Realty, Inc.

1000 North Pennsylvania Avenue

Bethany Beach DE, 19930

Office Phone (302) 539-4013

Cell (410) 707-3333

For Buyers and Sellers :Please review the attached Delaware Consumer Information

Statement, <http://www.dpr.delaware.gov/boards/realestate/documents/CIS-Residential%201-4%20Families.pdf>

March 14, 2022

Ocean View Planning and Zoning Commission

Ocean View, DE 19970

Re: P-258/260 Ocean View Beach Club (PIDN: 408.000)

Dear Commission Members:

We are writing to voice our objection to the proposed revision to the planned multifamily units in our community at Ocean View Beach Club. We purchased our home at 37039 Beach Club Avenue in November of 2020, and are dismayed that this is already the second time our friends and neighbors have had to rally to oppose the utter greed and complete lack of pride in the community by the developer Convergence. When looking to move from Bethany Beach and purchase a home in Ocean View, we were enticed by the builder's promise of "community-wide trails, green space and gardens." Unfortunately, this idyllic picture is slowly being erased. We were excited to move back from the congestion of Bethany and enjoy a little more elbow room in Ocean View. Unfortunately, Convergence appears to intend to use every last available green space to the detriment of the residents and any last bit of wildlife who once resided here.

I am aware that a plan for the space was unfortunately previously approved in 2013. And as you are aware, the proposed plan provides no parking in an area that is already overcrowded with off the street parking. The increased congestion is certainly a safety hazard for the young children who enjoy riding bikes throughout the community, including our own son. While a version of this plan may have been approved almost 10 years ago, the reality of the traffic and congestion is a current reality.

The utter disregard of the developer is apparent by the "planned" community amenities – one outdoor pool and one court for hundreds of families clearly is insufficient. Every additional residence that is crunched into the last remaining open space makes each member's ability to enjoy amenities less realistic.

We implore you to say enough is enough and reject the above-referenced proposed revision.

Sincerely,

Daniel J. Rusk, Esq.

Lisa S. Rusk, Esq.

Kenneth Cimino

From: Glenn Martin <glenn_martin@verizon.net>
Sent: Monday, March 14, 2022 9:05 AM
To: Kenneth Cimino; Kenneth Cimino
Subject: Ocean view Beach club

Ken, this is Glenn Martin (41 Scarborough Ln), I wanted once again to thank you for all your work you did for me as far as my drainage problem in the back yard. I'm writing this in to voice my concerns over the villas/condos within the Beach Club Community however unlike most of the E-mails I sure you have been receiving I'm not against the building of these units as they were proposed all along from conception of the project. It is my understanding that the 12 Villas (V-114 -117, V-212 - 215 and V-186-189) are already approved and set for construction. I don't understand how they got approved being that it states Clearly on the Record Plan that all units are required to have at least 2 off street parking spots per unit where 50% would be satisfied on street (see "Conditions of RPC Annexation" 6c) which I would interpret this as a minimum of 1 spot per unit, which is 100% contradiction of Ordinance 365 Chapter 93 section 93 - 15, F requiring a minimum of 1 off street parking per bed room.

As you know Convergence has been and continues to shortchange what has been promised to this development such as the Bridge to nowhere, walking path in wood incomplete of both ends, 25-meter pool becoming 50', water issues on Beach Club North (Frankford's problem) and finally leaving a 3' x 4' Electrical Quazite Box lid not completely closed but 1/2-way warring taped off. Fortunately, the neighborhood kids do not seem to be interested in exploring what's in the box. All these items I'm afraid left will end up falling on our HOA community budget as we have no leverage.

These villas/condos have (as far as I can see) have nowhere for owners to store their trash bins this if this is the intent to provide 2 individual provide bins to each unit (in HOA buget) if not that would mean a dumpster would be require per each cluster of units (not in buget). If the dumpster route is used, then that where will they be placed? What about access for removal? The M villas have a shot but the 8 units on Benett Point Lane do not?

In closing I don't a problem with Convergence building the villas/condos as it was always shown on the drawings. My problem is the lack of planning being put into it, such as esthetics, Trash/recycling containment and street congestion due to the lack of off-street parking. My concern is that they are being allowed to bend the rules to get their 300 units in this development that they planned or lack thereof. If Convergence is allowed to build what shown on the drawings this would put them 289 units (151-SFH, 93-TH, 45-V/C) leaving 11 units left to be built and given how Convergence crams these villas/condos buildings in wherever they can I see more parking and trash/recycling Issues.

Thank-you for any consideration you give my concerns,
Glenn n Dana Martin
41 Scarborough Lane
Ocean View DE
C: 302-390-0587

Kenneth Cimino

From: I mayer <lmayer0206@gmail.com>
Sent: Monday, March 14, 2022 5:49 AM
To: Kenneth Cimino
Subject: Regarding "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)"

Dear Mr Cimino,

I am an Ocean View Beach Club homeowner and I am writing to PROTEST the development of the additional multifamily units that are planned to be built in my community (P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)).

This community is already congested and the fact that these units will not have their own parking is going to result in a NIGHTMARE of on street congestion, making the risks to children and cyclists and other pedestrians excessive, not to mention the noise burden of traffic and people parking in front of our homes.

In addition, OVBC only has ONE entrance/exit into our community and adding these additional cars to the streets will impede access to all homes in an emergency such as fire or the need for police response. The existing units all have their own parking provided and I am greatly concerned about the lack of parking for these additional units in the development. If these units, especially the ones slated for near the entrance, are completed, I foresee a need for Ocean View to put in a traffic light at the intersection to allow for all the additional cars to turn left onto Muddy Neck Road. At what cost will that be to the township? These units will also directly impact my own investment in OVBC as the additional unit owners will add excessive burden on the existing amenities.

Please vote NO to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) and keep us all safe inside our community.

Sincerely,

Lynn Mayer

Kenneth Cimino

From: Evan J. Weisman <evan.weisman@gmail.com>
Sent: Monday, March 14, 2022 12:21 AM
To: Kenneth Cimino
Subject: RE: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Dear Director Cimino,

As homeowners in Ocean View Beach Club, my family is writing today to strongly oppose the noted proposal to build many multifamily buildings, potentially with limited or no private parking, within our community: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000).

My family is very concerned about the many negative impacts that these units will bring to the community:

- These units will crowd the streets with cars near the many street corners where the units are proposed, and will cause safety issues for residents walking and biking through the community, as well as slow down and/or potentially impede emergency vehicles attempting to help residents in need.
- These units will serve to overcrowd the community's amenities, and in turn lower property values for owners. The density and number of buildings will absolutely overrun the development's amenities which are already crowded.
- The limited open space within the community will be even more reduced, causing additional uncaptured stormwater to further flood the already challenged streets. The developer and builders have already shown that they will plant an insufficient number of new trees within the neighborhood, and these plans will serve to further the impervious area within the community.

For these reasons and for any others that our neighbors will surely mention, we urge you to please oppose these plans.

Thank you very much for your consideration,
Evan & Kim Weisman

Kenneth Cimino

From: janinemooney@verizon.net
Sent: Sunday, March 13, 2022 9:51 PM
To: Kenneth Cimino
Subject: Opposition to P-258/260 Ocean View Beach Club

To: Mr. Ken Cimino, Director, Ocean View Planning, Zoning & Development
From: Kevin & Janine Mooney 18 Bennett Point Lane, Ocean View Beach Club

Dear Mr. Cimino,

We are Ocean View Beach Club homeowners (since 2018), and **we strongly oppose the revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)** which is on the agenda of the March 17 Planning & Zoning Commission meeting. We ask you to delay/stop the plan from going further for several reasons:

- **Increased traffic on our streets** as well as the additional traffic on Muddy Neck Road (and other roads in Ocean View) will **cause a danger to drivers, bicyclists, and walkers.**
- **Increased traffic** (with only one way/in out of the neighborhood) will **impact the ability of police, fire, and rescue vehicles/personnel to provide a prompt response to emergencies** in our community.
- **The number of people in multi-family units will lead to excessive overcrowding** of the neighborhood amenities (pool, clubhouse, fitness center).
- **Lack of sufficient parking** will be a nuisance and an eyesore as residents and their guests will have to park on the streets.
- Finally, **developers should not cram as many units as possible into a neighborhood that is already at maximum capacity.**

We looked for years before making an investment in Ocean View. Our decision was based on OVBC being a community with predominantly single-family and townhouse/villa homes. While we realized other units were a possibility in the future, once the 164+ homes were added in OVBC North, we hoped that common sense would prevail, and the developer would realize that the community cannot function with moving forward. **There simply is no room for the multi-family units and the havoc they will bring.**

Please tell Convergence that enough is enough and do not allow these multi-family units to move forward as proposed. It is best for our neighbors, for us, and for the town of Ocean View. Thank you very much for your consideration.

Sincerely,

Kevin & Janine Mooney
18 Bennett Point Lane
240-626-7412
301-602-3427

Kenneth Cimino

From: Robert Beaver <rmbeaver@verizon.net>
Sent: Sunday, March 13, 2022 9:29 PM
To: Kenneth Cimino
Subject: P&Z meeting 3/17.

Mr. Cimino:

I am a property owner in the community of Ocean View Beach Club, writing to voice my opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

While it is evident that the revisions to the original plan are not drastic, they should be viewed as compounding an already existing issue in our neighborhood - congestion and parking. From our five years experience owning here it has become obvious that the required parking requirements of two spaces is nowhere near reality. This community has virtually no overflow parking and adding 32 more units will only make matters worse. As parking on the street becomes more prevalent the streets and sidewalks become less safe for everyone, especially cyclists and pedestrians. We now have the luxury of hindsight to look back at the original plan of this many units and can clearly see it is too many for the space and neighborhood. Now would be a good time to limit congestion and keep the feel of our neighborhood intact by limiting the number of these new units. Seems like a few more townhomes or single family homes would be more in keeping with our neighborhood.

Thanks for your time and consideration. I look forward to attending the meeting, virtually, next Thursday.

Bob Beaver
35 Old Orchard Ave
Ocean View, DE

Sent from AOL Mobile Mail

Kenneth Cimino

From: Barrett Fountos <barrett.fountos@verizon.net>
Sent: Sunday, March 13, 2022 6:59 PM
To: Kenneth Cimino
Cc: hazel.fountos@verizon.net
Subject: Opposition to Revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Mr. Ken Cimino
Director, Ocean View Planning, Zoning & Development
Ocean View, DE 19970

This letter is to express our opposition to the revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17, 2022 Planning & Zoning Commission meeting.

We own our vacation home at 3 Bristol Lane, Ocean View Beach Club, Ocean View, Delaware 19970. We settled on our home on October 24, 2019. We have carefully reviewed the proposed Ocean View Beach Club Rezoning Plan, and based on that review, we are writing to register our strong opposition to this plan.

Our opposition rests on four (4) primary reasons: 1) Increased traffic density throughout the OVBC community, which has only one entrance off of Muddy Neck Road; 2) Overcrowding of community amenities, including the existing outdoor pool, clubhouse, and indoor pool; 3) Lack of off-street parking for the proposed units; and 4) No location for trash and recycling cans for the proposed units.

The lots in question are located between Muddy Neck Road and Bowers at the front of the community.

Thank you for your attention to this matter.

Sincerely,

Barrett N. Fountos and Hazel C. Fountos
21228 Rosetta Place
Ashburn, VA 20147-4870
Cellphone: 703-901-6740
E-mail: barrett.fountos@verizon.net

Kenneth Cimino

From: Cheryl Schechter <cherbear2cubs@gmail.com>
Sent: Sunday, March 13, 2022 6:32 PM
To: Kenneth Cimino
Subject: OVBC/Convergence

Ken,

I have been a homeowner at OVBC since May of 2020. Since moving to this community Convergence has been nothing but difficult and underhanded to deal with.

First we had the indoor mini pool that they tried to sneak by us. As a result of this the community coalesced to form a tight resistance to this insult of an amenity. Now again we are being forced to complain about the sleazy maneuvers that Convergence is trying to squeeze condominiums on every square inch of open space in our community. We already have overtaxed amenities in the summer due to the heavy rentals with multi family vacationers. The condo units mushed into the front of our community on Muddy Neck Road have insufficient garage space forcing these owners to use the garage as storage and find on street parking for the owners and guest vehicles.

We have already had to hire 2 legal representatives to fight Convergence on the indoor pool and 5 acre rear parcel at homeowners expense.

We are already an overburdened community in terms of: insufficient amenities for the number of people, excessive on street parking causing safety concerns for pedestrians and children, lack of general open space for dogs, children and peaceful enjoyment, lack of access for emergency vehicles into and out of community (only one access road).

Now we find out that Convergence wants to build even tighter densely packed 32 unit housing without garages. It's starting to feel like a sardine land with a great access to the beach. My feeling is that this plan will lead to accidents within our community that we will live to regret. What happened to the "miles of hiking trails" and "open space"? How about requiring the developer to put in a playground or dog park? We are watching our property values diminish with each new build in this community. The town of Ocean View is making a mistake if you let this project continue to spiral for the sole purpose of tax income. Eventually this builder will develop a bad reputation and should not be allowed to continue their greed in this community. Also we should not have to continue hiring legal representation for every new plan that Convergence submits.

Concerned and quite angry OVBC homeowner, Cheryl Schechter

Sent from my iPad

Kenneth Cimino

From: KATHERINE KARABULUT <karabulut1@verizon.net>
Sent: Sunday, March 13, 2022 3:31 PM
To: Kenneth Cimino
Cc: Selim Karabulut
Subject: P-258/260 Ocean View Beach Club (PIDN:408.000)

Dear Mr. Cimino,

My husband and I are residents at Ocean View Beach Club (13 Bowers Drive). We strongly oppose the proposal to build 32 multi-family units. We bought our home in 2016 as one of the first ~25 homes and have seen the neighborhood grow considerably. We have three children and two dogs. We moved from a smaller condo in Sea Colony to a larger single family home with more space but which still offered amenities like the clubhouse, pool, sport courts and sidewalks and more parking. I cannot imagine having another 32 families situated on our block with out garages. Parking can be tight right now especially when we have family or friends visiting. We also have 4 drivers in our family so we can have two or three cars at our house at any one time. The overall density of the neighborhood with less open space and opportunity to enjoy our nicely landscaped neighborhood will reduce the overall value for our homes and peace of mind.

Since 2016 we have watched the town of Ocean View undergo significant growth. For the most part, I have been happy to see that because this translates into more jobs and new retail spaces and restaurants. Unfortunately, all of this growth does come at some expense. During the busy weeks of July when a lot of families vacation, we try to do our best to minimize the driving in traffic and busier times at stores and waits in restaurants. We get creative during these days as the kids ride their bikes to the beach and we stay late to avoid the mass exodus. There are many occasions when we have family and friends visiting us that we ride to the beach but our safety is not guaranteed.

During these weeks in July, turning left on to Muddy Neck to go to the beach can take 10 minutes, actually arriving at the beach can take more than 30 minutes. The distance from our home to the beach at Sea Colony is ~1.5 miles. People speed, drive on the shoulder and even pass on the solid yellow line on Muddy Neck. The stretch from West Street at Sea Colony to the OVBC entrance is often crowded with other cyclists, walkers and joggers. Increasing the density in this proximity will lead to rising levels of noise and traffic. This will undoubtedly have a significant impact on emergency vehicles and the safety of cyclists and pedestrians in our neighborhood.

The amenities that drew us to OVBC will be unduly affected if this proposal is approved by the Town of Ocean View. We work hard all year and when we come to Ocean View for most of the spring and summer, we want to unplug and decompress. Spending more time in traffic and worrying about my kids safety will just add to our stress. Our dogs often get scared from the loud noises that heavy traffic brings and we have to keep them off the nicely paved walkway on Muddy Neck during the busy summer weeks. We appreciate your consideration and understanding to maintain the safety, beauty, and openness of our great neighborhood and town.

Sincerely,
Katie and Selim Karabulut

Kenneth Cimino

From: Shannon Briscoe <shannonbriscoe4@hotmail.com>
Sent: Sunday, March 13, 2022 12:05 PM
To: jamesfreiberg@gmail.com; Kenneth Cimino
Subject: Opposition to Multi Family Units in OVBC

Hello,

My name is Shannon Briscoe, and I am a resident of OVBC. My husband and I are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.00) which is on the agenda of the March 17 Planning & Zoning meeting. We have concerns about parking, crowded streets, the safety of our children riding their bikes and walking to the trolley and the pool, and the overcrowding of our beautiful community.

Thank you,
Shannon Briscoe

Kenneth Cimino

From: Betty Biang <btbiang@gmail.com>
Sent: Sunday, March 13, 2022 11:54 AM
To: Kenneth Cimino
Subject: Ocean View Beach Club

Dear Mr. Cimino,

We are writing to voice our opposition to revisions to P-258/260 Ocean View Beach Club. (PIDN:408.000) which is on the agenda for the March 17 Planning and Zoning Commission meeting.

I am a native Sussex Countian and my husband and I are full time residents and registered voters in Ocean View. The proposed multi-family units referenced above will increase density and create a burden affecting traffic and public safety. To date, 100% of homes (single family and townhouses) in OVBC have driveways and attached garages. The proposed 32 units (with 3 bedrooms each) do not have off-street parking. The potential for the necessity of having 90+ vehicles parking on OVBC's narrow streets creates unacceptable congestion and compromises ingress, egress, and regress of emergency vehicles.

According to records, the last traffic impact study was completed sometime prior to October 2013 and references projected 2020 traffic, thus making the study outdated by 2 years.

The full time population of Ocean View has increased over 23% per the census since the last study. Clearly the high season traffic has increased as well given the increase in development and seasonal rentals over the last decade.

We submit the Planning and Zoning table the revision to P-258/260 until a traffic impact study has been completed.

Respectfully,

Betty and Tom Biang
21 Bristol Lane
Ocean View Beach Club
Ocean View, DE 19970

Sent from my iPad

Kenneth Cimino

From: Thill, Gary {PEP} <Gary.Thill@pepsico.com>
Sent: Sunday, March 13, 2022 11:48 AM
To: Kenneth Cimino
Subject: Homeowner Opposition to Revisions to P-258/260 Ocean View Beach Club (PIDN: 408.000)

Hello Ken,

We are writing you to voice our opposition to revisions to P-258/260 Ocean View Beach Club (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

We are year round residents of OVBC with a good sense for the extreme seasonal traffic, parking and community congestion challenges with which we deal. These challenges will be even greater with the addition of the multifamily units planned.

We are opposed to the development plans for the lots between Muddy Neck Road and Bowers Drive.

Thank you

Gary & Angela Thill
19 Bennett Point Lane
Ocean View, DE 19970

Kenneth Cimino

From: julie thomas <julisthomas@outlook.com>
Sent: Sunday, March 13, 2022 9:16 AM
To: Kenneth Cimino
Subject: P-258/260 Ocean View Beach Club (PIDN:408.000)

Dear Sussex County P&Z,

We are OVBC homeowners and strongly oppose the Convergence proposal to planning the build of 8 more multifamily units between Bowers Drive and Muddy Neck Road in addition to potential plans of home development where the current "sales office" sits (OVBC entrance in front of the recreational center). This amounts to greater than 32 additional homes vs just 12 townhomes on Basin Cove way. This means more people at our pools (which we only have 1 in an already large community), much more congestion on our roads, and a significantly increased burden on our community.

My concern is that this will create extreme congestion in the form of traffic in our community. Specifically, this puts forth a safety risk for those in the community members, including pets, adults and especially young children, who are biking and walking throughout the neighbourhood. With limited parking for these multifamily units will result in street parking which also decreases the value of our investment (our home in OVBC) making the community seem very urban while being advertised in a tranquil beach community. This can delay fire and rescue units especially since OVBC has only one entrance. No other Ocean View development has condos without garages in a neighborhood with large townhomes and single family homes. By building this high volume of multifamily units, the safety of our community is being compromised and the value of my investment is being cheapened. This is unacceptable.

Additionally, how is our recreation center and pool able to handle this additional volume? Crowded pools and gyms will not be appealing to community members, who have all been through a COVID pandemic and fear crowded spaces. This also will be unappealing to prospective home buyers and thus decrease value of our investment in this community. This is also unacceptable.

In summary, as a OVBC homeowner, I strongly oppose the proposal which risks the safety of my family and my investment in a community which I love. Convergence is trying to maximize profits over our desires for a beautiful and enviable community, preservation of our property values and enjoyment of our amenities. This is unacceptable.

Thank you for your time.

Sincere Regards,

Julie Thomas
2 Krane Court
484-883-7475 (mobile)

Kenneth Cimino

From: Henry Alexander <henryjen@verizon.net>
Sent: Sunday, March 13, 2022 10:35 AM
To: Kenneth Cimino
Subject: We are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting

Dear Ken,

My wife and I are seriously concerned with the proposed changes to our community. We purchased our home at OVBC because of its appealing layout, the beautiful green space, and the amenities we desired. Now we find that additional units are being placed in the small green spaces that contribute to the character of the community. Despite the change in layout that these will introduce, we have serious concerns regarding safe entry and exit in our community. The volume of infrastructure support required for these high-density housing units is not proportional to those of the single-family or townhomes and these units do not appear to have any off-street parking. Our streets are not sized with adequate spare capacity for the parking needed for these units. Packing additional housing into these spaces without proper supporting parking space could result in blocked fire hydrants, and streets too narrow for emergency vehicles. Given the amount of standing water currently in the community, we are also concerned that covering the green space will result in more flooding that will challenge the storm drains and eventually encroach into the sewer system. This additional volume will impact all residents of Ocean View, not just OVBC.

Our ask is for the town of Ocean View to create a pause in this activity to analyze the impacts, risks, and compromises that these additions will create.

Sincerely,

Henry and Diana Alexander
24613 Fowler Lane
Ocean View, DE 19970

Kenneth Cimino

From: Ashot Khrimian <ashot.khramian@gmail.com>
Sent: Saturday, March 12, 2022 7:48 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

To: Ken Cimino, Ocean View Planning, Zoning & Development Director
From: Ashot Khrimian and Susanna Bilbulian, residents of OVBC at 25 Old Orchard Ave.,
Ocean View, DE, 19970

Dear Ken Cimino,

We are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

The addition of 32 multi-family homes without garages will cause an additional burden on already congested OVBC streets resulting in increased risk to children, bikers, and pets. Our amenities will be overcrowded as well, which will negatively impact values of our houses and make OVBC a less attractive option for potential buyers.

Being avid swimmers, we were cautiously optimistic about building the indoor swimming pool, which is rather compact by any accepted standards. With the addition of 32 new homes our enthusiasm about accessibility of this wonderful amenity is fading away.

We hope the voices of current residents will be heard.

Sincerely,

Ashot Khrimian & Susanna Bilbulian

Kenneth Cimino

From: Brad <bradw1977@yahoo.com>
Sent: Sunday, March 13, 2022 8:55 AM
To: Kenneth Cimino
Subject: Ocean View Beach Club

Dear Mr. Cimino,

I own a home in Ocean View Beach Club and I strongly oppose the development of new multifamily units in our community. I am writing to voice my opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000). This is on the agenda for the March 17 Planning & Zoning meeting. Adding more homes will increase the traffic, parking, and congestion on our streets which in turns leads to safety issues especially with only one way in and one way out of our community. This will also put a burden on our amenities. Also, adding multifamily units without garages in a community with large single family homes and townhomes doesn't make sense either when all of the other homes do. I want a safe community for my family and children to enjoy.

Thank you for your time and consideration to this matter.

Brad Whitted
OVBC Home Owner

Kenneth Cimino

From: Eli Neumann <neumann.eli@gmail.com>
Sent: Saturday, March 12, 2022 6:32 PM
To: Kenneth Cimino
Subject: Opposition to P - 258/260 OCEAN VIEW BEACH CLUB 408.000

I am writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

My wife and I are homeowners at 23 Fogland Lane, Ocean View, DE 19970 located in Ocean View Beach Club South.

These revised plans put forth by Convergence and Nally Ventures appears to be placing multi-housing units, 3 bedroom/2 Bath units, into a structure that will have 6 or 8 of these units with no parking facilities.

Once again, the Developer, Convergence, is stuffing an inordinate amount of units as they can fit regardless of how condensed this makes our community and with no regard for the parking space available. These units will most certainly be used for rentals, which brings in 3-4 vehicles per rental group all parking in the narrow streets and using amenities that were never scaled for this density.

I am aware that they are also trying to stuff in 3 or 4 more of these structures, not for discussion in this upcoming meeting.

We rely on the Ocean View Township to protect the interests of the tax payers and to hold developers accountable to build in the nature of the proposed and marketed communities and to uphold the beauty, serenity and safety of our Ocean View communities.

--
Eli & Margie Neumann
23 Fogland Lane, Ocean View, DE 19970

neumann.eli@gmail.com
410-925-7963

Kenneth Cimino

From: Mary DeHahn <MaryDeHahn@dehahn.net>
Sent: Saturday, March 12, 2022 6:47 PM
To: Kenneth Cimino
Subject: Convergence Multifamily Units at Ocean View Beach Club

Dear Mr. Cimino:

I am writing to oppose revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000), which is on the agenda of the March 17 Planning & Zoning Commission meeting.

The OVBC community cannot reasonably accommodate this many new residents—parking, traffic and infrastructure in the community are already strained. In addition, this type of multi family building is utterly inconsistent with the design and identity of the community, which is geared to freestanding single family homes and substantial condominiums/row houses. Because of our proximity to the beaches these proposed premises likely will be high-turnover rental properties which will add congestion and over/use of amenities not only in our community but neighboring communities.

I am a single family home owner, a permanent Delaware resident and a registered Ocean View voter. I greatly appreciate all that OV city government has done to support the homeowners and residents of OVBC. In particular, I know of at least three instances when you have personally been on site and helped homeowners on projects in our community. So thank you, and thank you for your close attention to this problematic development plan.

Sincerely,

Mary DeHahn
48 Beach Club Avenue
Ocean View, DE 19970

Sent from my iPhone

Kenneth Cimino

From: Capalaces <capalaces@verizon.net>
Sent: Saturday, March 12, 2022 5:41 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

We are writing to voice our strong opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

We are a retired couple who moved to OVBC from Montgomery County, MD (full time residents and registered voters in Delaware) to avoid traffic and overcrowding. We looked at many communities in Delaware and chose OVBC because of the layout of the properties, the aesthetics of the homes and not feeling overcrowded. We've enjoyed living here but are now concerned about the latest proposal.

Our understanding is that these units will have no driveways or garages so all parking will be on the street. In the summer months, street parking is already crowded and these additional vehicles would cause congestion. Also, there is only one entrance to OVBC. Furthermore, there are no other developments in Ocean View that have condos without garages in an area that has large townhomes and single family homes.

We feel strongly that the density of the current plan will take away from the community in terms of safety, security and overcrowding. The pool and clubhouse are already crowded during the summer. Also, the existence of only one entrance to OVBC is a major concern with the additional cars that would be added. All of these factors will have an effect on resale values and will take away from what should be a beautiful community.

Regarding Convergence, they have consistently had no regard for what is best for the homeowners but instead are only concerned with maximizing their profits.

Thank you for listening.

Pat and Dick Capalaces

15 Fogland Lane

Ocean View, DE 19970

Kenneth Cimino

From: Connie & Tom Perry <tomconperry@gmail.com>
Sent: Saturday, March 12, 2022 5:48 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Connie and I are both residents of Ocean View Beach Club. We are writing to voice our opposition to the revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda for the March 17 Planning and Zoning Commission meeting.

We have a beautiful community and cramming in these multifamily units will undoubtedly devalue our properties and our community. Multifamily units will also bring lots of cars and, with the inadequate parking areas currently in the community, the streets will continue to get more crowded. This will be an eyesore, create problems for our visitors and overload our amenities. Please help our community to continue to be a great place that represents the beautiful town of Ocean View.

Thank you for your consideration.

Tom & Connie Perry

13 Scarborough Ln.

Ocean View, DE 19770

Kenneth Cimino

From: christopher hamlin <cmhamlin001@gmail.com>
Sent: Saturday, March 12, 2022 5:49 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Attention Ken Cimino of Planning and Zoning,

We are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

Our family has owned the Ocean View Beach Club for two years and have seen more and more units built and seen summer traffic and congestion in the neighborhood peak to unsafe levels for children on bikes, skateboards and families walking. This has been made worse by the increase in on-street parking from the townhomes and the added homes in OVBC North. The proposed project to add multiple multi-plex units to the neighborhood will certainly lead to injuries and/or deaths of pedestrians due to the increased number of cars parked on the streets and driving on the roads. There is only one entrance/exit in this community which creates an unsafe bottleneck entering and exiting the neighborhood but also endangers pedestrians trying to walk to the clubhouse.

There needs to be a proper review of the potential safety risks posed by the increased vehicle traffic and the additional on-street parking causing obstructed views of drivers putting children and other pedestrians at risk in the neighborhood.

Thank you

Chris and Melissa Hamlin
52 Old Orchard Ave
Ocean View, DE 19970

Kenneth Cimino

From: Cheryl Loeb <cheryl@dejabloom.com>
Sent: Saturday, March 12, 2022 6:14 PM
To: Kenneth Cimino
Subject: RE: P-258/260 OCEAN VIEW BEACH CLUB (PIDN:408.000)

Hello Ken,

I am a very happy current owner and full time resident at OVBC. Unfortunately, I have concerns and strongly oppose the quantity of additional multi-family homes, that will be located on the land between Bowers Rd. & Muddy Neck Rd. When my husband and I moved from Bethesda, MD., our goal was to retire in a quaint, safe and quiet community/town. Fortunately, we found Ocean View and OVBC, which we now love and call home. I'm very disappointed that the developer/builder waited until the end of building the community to build these high dense, less expensive multifamily products. Please see my biggest concerns listed below:

- I'm strongly concerned about the amount of on street parking that will be needed on Bowers Rd. and the safety of children. There is a path that extends from the rear of the community to Bower's Rd. and this cut thru is used by many children walking and riding bikes alone when going to the pool.
- Last summer, with the recent addition of 18 townhomes built on the compact space between Basin Cove and Muddy Neck Rd. (one of two of the main entries into the community), the street was lined on both sides with cars, leaving only one lane open to pass thru.
- The clubhouse, swimming pool and facilities are already at maximum capacity and I can't imagine how they will accommodate additional residents.
- I'm concerned about the number of investors purchasing these as rental units. This would create many different people staying in our community, the potential for more noise and safety issues. As we know, most renters don't take care of rental property, as they do their own.
- Being in close proximity to these proposed units, I'm concerned about how they might affect the value of our beautiful home and how they may change our quality of life.

I really appreciate you taking these points into consideration, when deciding our community will move forward.
Kind regards,

Cheryl Loeb
Sent from my iPad

Kenneth Cimino

From: Rebecca <rebkehoe@aol.com>
Sent: Saturday, March 12, 2022 3:58 PM
To: roberkehoe@aol.com; Kenneth Cimino; jamesfreiberg@gmail.com
Subject: Re: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Dear Mr. Cimino,

We are residents and owners living at 47 Old Orchard Ave, in the Ocean View Beach Club community. We are strongly opposed to the above referenced development of multifamily units. When we purchased our townhouse, the development of the site was "yet to be determined" and was prior to the annexing and development of Beach Club North which has more than doubled the amount of homes associated with our community without the addition of any amenities such as recreational areas, bike paths or visitor parking. The community as currently developed has overwhelmed our amenities and streets, especially during peak tourist season. We are especially concerned with street parking and vehicle egress (only one 2 lane entry/exit into all of Ocean View Beach Club) in case of an emergency such as a hurricane evacuation or fire.

This is a community of single-family homes and single-family townhomes all with private driveways and garages. The proposed multifamily units have neither and rely on street or alley parking which is already congested and overflows to street parking. The entire multifamily unit proposal is counter to the core of what makes OVBC a livable and safe community. Allowing this zoning change proposal to proceed will negatively impact our property values, the safety of our community and our quality of life. **We request that this proposal be denied.**

Sincerely,
Robert and Rebecca Kehoe
47 Old Orchard Ave
Ocean View, DE 19970

Kenneth Cimino

From: gbaffone@comcast.net
Sent: Saturday, March 12, 2022 4:39 PM
To: Kenneth Cimino
Cc: Kathy
Subject: OVBC Multi Family Unit Approval

Dear Ken,

My wife and I have been homeowners in the Ocean View Beach Club since September 2017. We are writing today to voice our concerns with the application for approval for P-258/260 Ocean View Beach Club (PIDN: 408.000). We **STRONGLY OPPOSE** the addition of these multifamily units shown on the renderings and civil drawings that we have seen. Our home is located on Scarborough Lane and during the summer season we have seen our parking spaces disappear as the number of people from rental units come in to enjoy the Ocean View / Bethany Beach area. We actually paid extra money for our lot across from the retention pond since we have a large family and wanted room for our children's vehicles when they come to visit. Along with the parking there is also a danger to our children and grand children riding bikes and scooters through the neighborhood, which they do quite often. Since there are no provisions for off street parking shown how can these plans be approved ?? 32 future homes with a minimum of 2 vehicles each and no off street parking is a recipe for disaster !!

The plans submitted by Nally Ventures should be amended to include parking for each unit.

We are fully aware that every square foot of property that Convergence purchased for development has a dollar value attached to it and requires it to have a return of investment but the density proposed will detract from **OUR INVESTMENT** as homeowners going forward and as such demands that the Town of Ocean View require Convergence to revisit their plans and make changes that fit the neighborhood in it's current state.

Thank You
Gregory A Baffone
Kathleen M Baffone

Kenneth Cimino

From: Steven Conduit <sconduit103@gmail.com>
Sent: Saturday, March 12, 2022 4:55 PM
To: Kenneth Cimino
Subject: Opposition to New Proposal of Condo's!

Ken,

I am writing to voice my/our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting." These new townhouses or Condo's are not wanted in our neighborhood! It's over crowded including the pool gym etc. Thanks

This was never disclosed to us at the time of purchase.

Best,

Gina & Steven Conduit
35071 Old Orchard Ave
Ocean View DE 19970

Kenneth Cimino

From: Rebecca <rebkehoe@aol.com>
Sent: Saturday, March 12, 2022 3:58 PM
To: roberkehoe@aol.com; Kenneth Cimino; jamesfreiberg@gmail.com
Subject: Re: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Dear Mr. Ciminio,

We are residents and owners living at 47 Old Orchard Ave, in the Ocean View Beach Club community. We are strongly opposed to the above referenced development of multifamily units. When we purchased our townhouse, the development of the site was "yet to be determined" and was prior to the annexing and development of Beach Club North which has more than doubled the amount of homes associated with our community without the addition of any amenities such as recreational areas, bike paths or visitor parking. The community as currently developed has overwhelmed our amenities and streets, especially during peak tourist season. We are especially concerned with street parking and vehicle egress (only one 2 lane entry/exit into all of Ocean View Beach Club) in case of an emergency such as a hurricane evacuation or fire.

This is a community of single-family homes and single-family townhomes all with private driveways and garages. The proposed multifamily units have neither and rely on street or alley parking which is already congested and overflows to street parking. The entire multifamily unit proposal is counter to the core of what makes OVBC a livable and safe community. Allowing this zoning change proposal to proceed will negatively impact our property values, the safety of our community and our quality of life. **We request that this proposal be denied.**

Sincerely,
Robert and Rebecca Kehoe
47 Old Orchard Ave
Ocean View, DE 19970

Kenneth Cimino

From: Bruce Schechter <brsdds1@gmail.com>
Sent: Saturday, March 12, 2022 12:26 PM
To: Kenneth Cimino
Subject: Ocean View Beach Club

Hi Ken how are you? You probably remember our prior conversations about the greed and dishonesty of Convergence and Spenser Van Shook in particular in their past dealings regarding the indoor pool construction and 5 acre zoning. They seem to be motivated to jam pack our community by building on every last inch of property to squeeze out every last dollar of profit with no interest in preserving the character of our neighborhood.

To add injury to insult they are now planning to build multifamily buildings on 3 small vacant parcels in the center of our community without garages and adequate parking. If that weren't bad enough apparently they plan to build 32 more of such units in the front of our community between Bowers La. and Muddy Neck Rd and plan to build 8 more in our clubhouse parking lot! Ken, this diabolic plan would wreak havoc on our already overtaxed amenities. In addition it would cause safety and traffic nightmares due to excessive traffic and inadequate parking.

What alternative do we propose? What would be reasonable would for them to build private homes or townhomes with parking spaces and garages and none in the clubhouse parking lot. These would be harmonious with the construction of the rest of OVBC South and North. I know of no other community in Ocean View where such a greedy developer has been permitted to ruin the property value and peaceful enjoyment of it's residents like this. Please don't let Convergence get away with this and side with my fellow homeowners to show them their malicious plan won't be tolerated here. Thanks, Dr. Bruce Schechter 203-494-4224 46 Beach Club Ave.

Kenneth Cimino

From: George Hessler <georgehessler@earthlink.net>
Sent: Saturday, March 12, 2022 12:34 PM
To: George Hessler; Kenneth Cimino; tom.mcandrews@verizon.net; mhear >> Mary Hessler
Subject: Convergence Mar 17 Meeting

Dear Ken:

Just a brief e-mail to voice my objection to the Beach Club developers latest efforts to wring the very last penny of profit out of the project by in-filling every scrap of land area with cheap multi-family structures. These structures (I can't call them residences) will cheapen and overcrowd the whole development. Their last attempt was to squeeze 25 incomparable town homes into a few acres that Sussex County made them change to 10 individual structures. Everyone can see Convergence's strategy of asking for the RIDICULOUS, in hopes they might get it, and accepting just BAD as a victory. For once, can the Town make them propose something GOOD?

Mary and George Hessler

George F. Hessler Jr. P.E., Bd. Cert. INCE

Hessler Associates, inc.

Consultants in Engineering Acoustics
17 Fogland Lane
Ocean View, DE 19970

Cell Phone: 703-623-7544

Web: www.HesslerNoise.com

e-mail: George@HesslerAssociates.com

Kenneth Cimino

From: suzannemcandrews@verizon.net
Sent: Saturday, March 12, 2022 2:34 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Hello,

My husband and I have been full-time residents of Ocean View Beach Club since October 2017 and Town of Ocean View voters since shortly after that. I'm writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

I understand that the March 17 meeting is only considering a revision to the design of multifamily units which were approved years ago. However, I urge you and the P&Z members to reassess that decision considering the nature of the community today. Hundreds of homes being built in Beach Club North were not in the plans when Ocean View approved these units!

The addition of multifamily units to the Beach Club—especially without sufficient off-street parking—will severely burden our community's resources. Streets clogged with renters' vehicles (these units, as designed, are highly likely to be rentals) will place our children, pets, and many adults in jeopardy on our streets.

Perhaps most importantly, with one entrance to the community, it is frightening to think of the delays that will traffic and parking congestion will cause for emergency vehicles.

Thank you,
Suzanne P. McAndrews
51 Bennett Point Lane
Ocean View, DE 19970

Kenneth Cimino

From: Linda Bode <lindabode77@gmail.com>
Sent: Friday, March 11, 2022 4:55 PM
To: Kenneth Cimino
Subject: Ocean View Beach Club

Dear Mr. Cimino,
March 14, 2022
Director-Planning
Ocean View Township

I am writing in reference to "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) and I strongly oppose Convergence's latest proposal to add the multi-family units to OVBC.

I am a full-time resident who lives right next to one of the lots involved in the proposal. There is no planned parking for these units other than street parking. Parking is already an issue where I live because four townhomes in our alley have driveways three quarters of the size of most vehicles and owners and renters are forced to park on the street if they have more than one car. Adding four more three-bedroom units with only street parking will make the streets even more crowded, putting children and pedestrians especially at risk in our neighborhood.

Convergence is so set on adding as many units as possible with no consideration for green space or lack of amenities and that affects property values and my quality of life here as a full-time resident. Going to the overcrowded pool is already too much to handle many days with the number of renters. And once all the proposed units are built, my grandchildren will have no more green space to play soccer or corn hole, which they currently do every day of the summer when they stay here.

The current plans need to be rethought to include garages and green space for safety, property values, and quality of life considerations.

Thank you for your consideration of this matter.

Sincerely,

Linda Bode
Ocean View Beach Club
27 Bennett Point Lane
Ocean View, DE. 19970

Kenneth Cimino

From: Jim Heissenbuttel <jimheissen@yahoo.com>
Sent: Friday, March 11, 2022 1:57 PM
To: Kenneth Cimino
Cc: J Freiberg
Subject: Mr. Ken Cimino...

Mr. Ken Cimino March 9, 2022
Director – Planning
Ocean View Township

Dear Mr. Cimino,

This letter is in reference to the meeting on March 17, subject matter is the proposed new buildings for the Ocean View Beach Club under : "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)"

My wife Tricia and I, have owned a home in Ocean View Beach Club for going on five years. We understand that three drawings of multi units were on initial plans, but we were not aware that they will not have garages or designated parking. All of these homeowners and guests will have to park on the street. This will create safety issues and congestion on streets. It can impede emergency vehicles from responding to owners needs in a timely manner. We ask that you require Convergence to facilitate designated parking for these units.

We appreciate your time and efforts and hope that you can make our community safe and a better place to live.

Yours truly,

Jim and Tricia Heissenbuttel

46 Bennett Point Lane
Ocean View Beach Club
Ocean View, DE 19970

Thank you,

Jim

Kenneth Cimino

From: Lisa Rusk <lisarusk42@gmail.com>
Sent: Friday, March 11, 2022 1:07 PM
To: Kenneth Cimino
Subject: OVBC

Dear Mr. Cimino:

I am a homeowner in Ocean View Beach Club, and I see the Commission has on its agenda a proposed revision submitted by the developer. I cannot tell from the agenda what the proposed revision is or find any backup documentation regarding the revision. Could you please advise what the Commission will be considering? Thank you.

Sincerely,

Lisa S. Rusk, Esq.

Sent from Mail for Windows

Kenneth Cimino

From: Michele Kaufman <mkaufman123@comcast.net>
Sent: Friday, March 11, 2022 11:43 AM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

To: Ken Cimino, Planning, Zoning & Development Director

From: Michèle Kaufman, Resident, Ocean View Beach Club
35030 Old Orchard Avenue

Dear Mr. Cimino,

I'm writing to express my strong OPPOSITION to proposal P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000). We have owned a home in Ocean View Beach Club for the past year and love this neighborhood. However, the developer created issues in the community by not planning for the high traffic and parking needs in this development. We already have issues with parking during the summer months. Driveways in the front half of our community are way too short and only have space for one vehicle to park. If you try to squeeze in a 2nd vehicle, you will block the sidewalk. Meaning that most homeowners already park at least one car on the street. Roads in the North section of the community are way too narrow, meaning that residents can only safely park on one-side of the street. An emergency vehicle could never make it through the roads if cars were parked on both sides, yet there is no signage in the community telling residents or renters to only park on one side.

Adding these multi-condo villas without parking is irresponsible. Where will their cars go? There are four 3-bedrooms condos in each building meaning that each building has the potential to add roughly 8-12 cars that need to park in the streets (that are already way too crowded!) These crowded streets make it unsafe for kids to ride their bikes. Moving vehicles cannot see the children on their bikes with all of the parked cars on the streets. And if these condo buildings don't have parking lots, where are their trash cans going to go? Where will they store their bikes and beach chairs? The parking lot at our club house is already full during the peak season with residents' cars that don't have the space to park in front of their homes. There just isn't any more room, for any more street parking!

In addition to the parking issues, our club house is already too small for the amount of homes in the community. The pool and gym are severely over-crowded during peak season. Over-crowded pools are not safe for children, especially a community pool without a lifeguard. These amenities are what the community so desirable. If you can never use them, they are worthless and detract from the value of our homes.

Please do not let the developer ruin our community by over-developing the remaining plots of land. Please think about the lack of parking and the safety issues this creates for the children riding their bikes. Please think about the over-crowded amenities, and safety issues with an over-crowded pool. Please think about the beauty of our community. Please do not let the developer milk every last penny of potential profit out of this land, without any concern for the safety of the residents living here.

Sincerely,

Michèle Kaufman

Kenneth Cimino

From: Kevin O'Connell <oconnellk1952@gmail.com>
Sent: Friday, March 11, 2022 12:27 PM
To: Kenneth Cimino
Subject: P-258/260; Ocean View Beach Club (PIDN:408.000)

Mr. Cimino:

My wife, Mary, and I became full time residents at Ocean View Beach Club in May of 2019. We live at 50 Old Orchard Avenue, 100 feet from where four of the proposed homes referenced above will be built.

We strongly oppose the construction of these 44 homes by Convergence, none of which will have garages or driveways.

Old Orchard Avenue is .40 miles in length, from Bowers Drive to the Ocean View/Frankford town line. There are 42 homes on it.

Accounting for the allotted space required for the three fire hydrants and line of sight allowances for the 27 driveways, there is approximately 1,755 feet available for on street parallel parking. This includes both sides of the street.

Bowers Drive has seven homes on it and approximately 390 feet available for on street parallel parking on just one side of the street (Bowers Drive is only 22 feet wide).

Sussex County requires 22 feet for on street parallel parking. This means about 79 cars can park on Old Orchard and about 17 on Bowers, for a total of 97 cars.

Of course, not all will be sedans. There will be trucks and large SUV's mixed in there.

Setting aside the four homes on Bennett Point and dealing only with the eight on Old Orchard and the 32 on Bowers, Sussex County allows for two vehicles per home built. Conservatively estimating that half of these new homes will be rentals, Ocean View Beach Club (OBVC) will then allow one additional vehicle since they all have three bedrooms.

That comes to 100 vehicles for these 40 proposed homes.

As previously noted above, there is only available parking on Old Orchard and Bowers for 97 vehicles.

And then there are the 49 present owners on these two streets and their parking needs.

This proposed building of 44 homes would be in direct violation of Sussex County parking ordinances.

Moreover, it would turn OVBC into a sea of parked vehicles, each end to end, taking up every inch of available street parking, not to mention the double parking and blocking of hydrants and driveways that will surely occur during the Memorial Day, July 4th and Labor Day weekends.

Please deny it.

Thank you for your time.

Kevin and Mary O'Connell
50 Old Orchard Avenue

Kenneth Cimino

From: Brad Foohey <bradfoohey@gmail.com>
Sent: Thursday, March 10, 2022 4:25 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com; Jamie Foohey
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

My wife and I are Ocean View Beach Club homeowners and I wanted to express our deep concerns about the proposed plans for multi-family units in our community. We are strongly against the proposal

We are very concerned about significant issues with the current proposal for multi family unit for a few different reasons. The primary issue is the lack of parking, location, and financial impact to our investment.

All three proposed locations are on the primary corners which are already very busy during the summer with many cars parked on the street. The addition of these high density buildings, without parking will cause huge problems for the neighborhood. With units holding 4 houses with multiple bedrooms, I expect the addition of 2-3 cars per unit (12 per building) during peak season without any parking provided.

The proposed new homes location are on primary intersections in the neighborhood. We have a large number of small children walking, biking, and playing in the community. Putting large buildings and lots of parked cars on intersections in a dangerous combination.

The increased density does not match other locations within Ocean View and overall community feel. The massive impact of cars and huge changes to the green space in the community will have a negative impact on our property values.

Overall, this feels like our developer (Convergence) is purely maximizing profit over the wishes of the homeowners and against the spirit of Ocean View.

Please alter this plan to something more in fitting with the community and Ocean View overall.

Thank you

Brad and Jamie Foohey
37033 Beach Club Avenue
Ocean View Beach Club

410 596 0599

Kenneth Cimino

From: JOANNE SIBONY <joannesib@comcast.net>
Sent: Thursday, March 10, 2022 10:46 AM
To: Kenneth Cimino
Subject: RE: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

We are homeowners in Ocean View Beach Club (OVBC) and are writing to you to express our opposition to the proposal to build additional condominiums in our community. We invested in Ocean View and this community specifically because of the promise of a relaxed, family-friendly vibe that is in line with the "quiet resort" claim of Bethany Beach and the surrounding townships. Unfortunately and especially in the height of the season the community is already getting overcrowded and parking is especially becoming an issue.

To add additional units and especially condominiums that don't have garages will further add to the congestion in the community and the impact of overcrowding to the infrastructure and amenities significant. We have already found it difficult to use the amenities during the summer when the community is full and this will only make it worse.

Finally, adding additional units beyond what is already in the community will impact the overall walkability and safety we bought into. We invested into this community knowing we could let our children walk the dogs and go to the clubhouse without us needing to accompany them at all times. With another round of construction, and a great deal of traffic generated by these units and the parking challenges it creates I'm almost certain we won't still feel that way.

Please do not approve this proposal. It is totally out of synch with the rest of the surrounding neighborhoods which still have an open feeling. It is just greedy and will make OVBC feel like the Sea Colony instead of the beautiful and peaceful community it is now.

Thank you,
Joanne and Moshe Sibony
609-472-4497

Kenneth Cimino

From: Greg Thomas <gthomas97@hotmail.com>
Sent: Thursday, March 10, 2022 10:54 AM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)
Attachments: OVBC Letter.docx

Please find attached our letter of opposition related to the subject.

Thanks,
Greg

-
- Mr. Ken Cimino March 9, 2022

Director – Planning

Ocean View Township

Dear Mr. Cimino,

This letter is in reference to the meeting on March 17, subject matter is the proposed new buildings for the Ocean View Beach Club under: "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)".

My wife and I, full-time residents of the Ocean View Beach Club are strongly opposed to the plans for Convergence to build a number of multifamily units in various locations throughout the community. Our opposition is based on the following:

1. We feel that high density housing with on-street parking would create a safety issue by restricting road width for both residential and emergency vehicle traffic. In addition, on-street parking creates a visual impairment for drivers when kids or other pedestrians walk out from between vehicles. Lastly, on-street parking could lead to car break ins and theft since some of the proposed units are located adjacent to Muddy Neck Rd. which would provide a quick "smash and grab" opportunity.
2. We are certainly not opposed to the developer making money, but we feel that their greed will affect our property value in that on-street parking will cause traffic congestion and does not provide for the current look and feel of our neighborhood.

We were certainly aware of "future development" by the developer when we bought in December 2018, but as details of the developer's plans have surfaced over the last few years, it appears that the developer has little interest other than to maximize their profit and has little interest in the community they will leave behind. Hopefully, Ocean View looks at the long term value of our community.

Yours truly,

Greg Thomas and Deborah McGrath

8 Nantasket Ave.

Ocean View Beach Club

Ocean View, DE 19970

Kenneth Cimino

From: Don & Anne Brown <brownda610@gmail.com>
Sent: Thursday, March 10, 2022 7:53 AM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Dear Mr. Cimino,

We are Ocean View Beach Club (OVBC) homeowners and **strongly oppose the proposal for Convergence to construct multi-family dwellings** in this community. OVBC is continuing to construct homes under its original plan, so in coming months, the current approved plan will add residents, so approving additional multi-family dwellings will exceed capacity.

Even with the existing plan, our current infrastructure is not able to support additional housing. Street parking in OVBC was at a premium last summer, and will be even more at a premium with the addition of these multi-family dwellings. Also, our current amenities (pool, gym, etc.) are unable to support an increased population.

It is our feeling that many of these multi family dwellings will become investment properties rented out by the week. This will mean increased traffic on Ocean View roadways (especially Saturdays), specifically Muddy Neck, Kent Roads and Route 26.

OVBC has a single entrance/exit on Muddy Neck Rd. creating even more probability of motor vehicle and pedestrian accidents

The Town of Ocean View will also be negatively impacted putting a strain on police, fire and EMS resources.

We urge you to **deny approval** of this additional construction.

Sincerely,
Donald Brown and Anne Brown

Kenneth Cimino

From: jennifer yu <happyuyu@yahoo.com>
Sent: Wednesday, March 9, 2022 10:37 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Hi Mr. Cimino,

We are an OVBC homeowner and we are strongly oppose the proposal to the Multifamily Units in OVBC.

We moved to the beautiful OVBC community last year. This community is quiet and friendly. When we made our home purchase, we were not made aware of the multifamily units will be built in OVBC. Building the multifamily units without parking garage/space will definitely impact me, my family, our investment and every family in OVBC.

With 32 families moving in, there will be a significant off-street parking in the community, congested streets can cause increased risk to children, pets, bikes and adults, it will also impact a beautiful view of OVBC. We often ride our bike in our community, always pass the Bowers drive and Muddy Neck road. We love the beauty of OVBC community and quiet environment. We really don't want to see all of these are gone. Also the multifamily units can delay fire and rescue units, especially since OVBC has only one entrance, our safety and security will be impacted. With additional 32 families to OVBC, our amenities will be crowded, and no one is going to enjoy the amenities anymore. With all of these negative impacts, the house value in OVBC will be dropped, and the investment to our house will be in jeopardy.

Please consider our concerns, hear our voices, and make the right decision.

Best regards,

Li and Hong Zhao
16 Bristol Lane, Ocean View, DE 19970

Kenneth Cimino

From: Janice Uhlitzsch <jlu308@aol.com>
Sent: Wednesday, March 9, 2022 8:44 PM
To: Kenneth Cimino
Cc: rku113
Subject: Ocean View Beach Club P-258/260. PIDN: 408.000

Dear Mr. Cimino

My name is Rudolf Uhlitzsch, my wife Janice and I live full time at 35033 Old Orchard Avenue, Ocean View, DE. We wish to express our feelings about the proposed Carriage houses in our community. We strongly oppose the the idea of putting multi family units in our community.

P-258/260 Ocean View Beach Club PIDN: 408.000

Our community is a beautiful place with absolutely wonderful people living here. Everyone takes pride in their property and community doing whatever we can to make and keep it a beautiful and peaceful community. We all understand progress, however with the proposal of adding the Carriage houses in the limited space available with NO parking will adversely effect our community in numerous ways.

Taxing the already over taxed and inadequate amenities, public safety issues for families and pedestrians walking the area, eliminating what little green space currently exists in the community.

Parking is already an issue especially in the summer months, with the addition of Carriage homes with NO parking will surely create unresolvable future issues.

Sincerely,
Rudolf & Janice Uhlitzsch
35033 Old Orchard Avenue
Ocean View, DE 19970
Ocean View Beach Club

Sent from my iPad

Kenneth Cimino

From: Austin Bogus <abogus227@gmail.com>
Sent: Wednesday, March 9, 2022 8:37 PM
To: Kenneth Cimino
Subject: P-258/260 Ocean View Beach club

Mr. Cimino,

I am a resident of Ocean View Beach Club and am writing to you in strong opposition of the proposal P-258/260 for multi family units being added/modified from the initial proposal.

We are new owners to the neighborhood, but the things we have valued are the cleanliness and capability to support a neighborhood that OVBC maintains. With the addition of several, not initially approved, multi family units, the current infrastructure will become overcrowded, adding significantly more than 100 people, to a neighborhood that was not to support those numbers. Also, the neighborhood maintains that each unit will have a garage to maintain the integrity and value of the neighborhood and our residencies. Without this, as the proposal outlines, the HOA docs would be violated by the developers and likely causing our property values to decrease due excess clutter from street parking. Finally, the community has longed for green space to support the families that live there, as the community is not a significant rental community but has many full time residents. A place for families to play, relax, and enjoy outdoor time was promised by the developer. This proposal takes up every last bit of green space and does not give the amenities of land as promised by the developer.

I am happy to discuss my opposition of this proposal further but will not be able to attend the planning and zoning meeting in person in opposition of the proposal.

Thanks,
Austin Bogus

Kenneth Cimino

From: Sean McDonald <seanpmcdonald7@gmail.com>
Sent: Thursday, March 10, 2022 8:15 AM
To: Kenneth Cimino
Cc: Cheryl McDonald
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

3/10/22

re: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Mr. Cimino
Planning, Zoning & Development Director

I am a resident of Ocean View Beach Club (32 Beach Club Avenue) and I strongly oppose the proposed development in our neighborhood. There are cost cutting measures being taken in this development and it's clear that the developer is trying to build as many units as possible in the confines of the neighborhood to maximize profits.

Please email or call me with any questions or concerns.

Sean McDonald
seanpmcdonald7@gmail.com
m (301)922-9513

Kenneth Cimino

From: Lisa Ritter <saundersknight@gmail.com>
Sent: Wednesday, March 9, 2022 3:42 PM
To: Kenneth Cimino
Subject: P-258/260 Ocean View Beach Club (PIDN:408000)

I am a current full time resident of Ocean View Beach Club and I strongly oppose the building of Carriage Houses in the OCBC community.

I looked for over 4 years at ALL the developments being built in the Lewes, Rehobeth, Bethany, and Fenwick area and decided the Beach Club offered all that I was looking for in a home/community for my retirement years. What was presented to me at the time of purchase offered a wonderful clubhouse with many amenities as well as green lands for walks and privacy.

My concern is that new construction will overload our already taxed amenities (the addition of DR Horton homes) and create unnecessary congestion on the roads. Those residents in townhomes are already struggling to accommodate parking on their streets.

I want the community to remain as the idyllic community that was presented to me when I purchased my home.

Respectfully,

Lisa Ritter
18 Bristol Lane
Ocean View DE 19970

Kenneth Cimino

From: Jessica Lubek <jessicalubek@gmail.com>
Sent: Wednesday, March 9, 2022 8:27 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Dear Ken and the Planing and Zoning Committee members,

My husband and I are the homeowners of 9 Scarborough Lane in Ocean View Beach Club. We have been homeowners since September 2019 and absolutely love our neighborhood and Ocean View. We bought this property as a vacation home for our family. Our children are 16 and 12; we visit often and for extended periods of time.

We strongly oppose this proposal for several reasons. We are in a row of townhomes with very short driveways. We cannot fit any cars in our driveway and often park in the street. The alleyway is narrow and T shaped with no easy flow of traffic due to the shape. There are children and pets and anymore traffic in our alleyway and in front of our home would be dangerous and overly congested. Increasing the density of the neighborhood would also add cars to our busy enough streets. Our kids are constantly out on their bikes and walking our dogs. Too many cars poses a danger to the families who already live here.

I am not sure if you have been to our neighborhood but there is only one way in and one way out. I love that because we feels safe and secure. There can be a lot of traffic at the front and adding more homes would increase that traffic. We bought this home to enjoy the slower pace of the Delaware beaches. We come to get away from the traffic and noise. Adding homes will add traffic and noise. Increased traffic at the entrance/exit can additionally pose a problem for fire and police access. I know I have had my alarm go off and the police have been to my home. It would be a shame if they were delayed on arrival due to street congestion by increased density.

We really enjoy the gym and pool. The amenities are outstanding. My husband uses the gym all the time. There are many times he goes and all the machines are taken and has to return at another time. Adding more homes and increasing the density of the population will further stress the already full amenities.

All of the homes in our neighborhood have garages and we all fit together, we match. The planned buildings do not match and do not add any value to our community. In fact we feel they will decrease the future value of the neighborhood.

We have a beautiful neighborhood but we are at capacity. The streets are full, the amenities are full, and our hearts are full. We do not need to stress our community beyond the already full capacity. We always tell our children just because we can do something does not mean we should do something. It is not always the right thing to do. Just because we can put multifamily family homes in our community does not mean we should. It is not the right thing to do.

Thank you so much for you time,

Jessica Lubek, DDS

Kenneth Cimino

From: Steve Strong <strong101@comcast.net>
Sent: Wednesday, March 9, 2022 4:09 PM
To: Kenneth Cimino
Cc: sheilastrong@comcast.net
Subject: Ocean View Beach Club Development Objection for docket: "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)".
Attachments: Letter to Ocean View 3-9-22.docx

Dear Mr. Cimino,

Attached please find our **letter of objection** as relates to proposed plans for development of multifamily apartment units at Ocean View Beach Club. Please include this letter as our recommendation for the March 17 planning meeting concerning this plan.

Thank You,

Steven and Sheila Strong
48 Bennett Point Lane
Ocean View, DE 19970

Kenneth Cimino

From: James Petrillo <jcpetri@yahoo.com>
Sent: Wednesday, March 9, 2022 12:45 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Mr. Cimino,

I am a resident of Ocean View Beach Club living at 37012 Beach Club Avenue and I strongly oppose the building of Carriage Houses in the Ocean View Beach Club community as referenced below

(P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000))

We've lived in OVBC for about one year and have come to love our community, the people, our neighbors and the beautiful way the site looks and feels. My concern is that the proposed Carriage Houses will most assuredly change that. Please note my address, as I do not live in the immediate location of any of the proposed units. However, I'm speaking about the Community as a whole. My reasons are as follows:

1. The proposed Carriage Houses have no proposed driveways and actually nowhere to park the residents' cars except on the street. This will not only cause traffic problems but will look like one large parking lot on the streets of our lovely community, thereby reducing the value of our homes. This is a well sought-after community as can be attested by any local Realtor. Because of the probable parking situation, and other related problems to be caused, this may no longer be the case.
2. These Carriage Houses will bring many more residents who will tax our already taxed amenities from the Clubhouse to the Swimming Pools...which are not that large to begin with.
3. And probably most importantly, I've come to love this community and mostly because of the people who live here. Our community takes care of each other, helps each other and tries hard to keep the community as beautiful as possible. It breaks my heart to know how these Carriage Houses will negatively affect our lovely Ocean View Beach Club.

Respectfully submitted,

James Petrillo
37012 Beach Club Avenue

Kenneth Cimino

From: Dave Ammenheuser <daveammenheuser@gmail.com>
Sent: Wednesday, March 9, 2022 11:51 AM
To: Kenneth Cimino
Subject: Note from Dave Ammenheuser, resident in Ocean View

Ken,
Greetings from Dave Ammenheuser, full-time resident at 21 Fogland Lane in Ocean View Beach Club,

I write to you to express my extreme displeasure with the proposed development of several units within our neighborhood which will not have off-street parking. This in reference to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000).

Our developer continues to do things that should not be allowed. I'm sure you've heard/read about our battle to get the promised indoor pool. We also recently fought him over the planned 14 townhouses behind Fogland.

Now we face the desire to build multiple four-unit condos which will not have off-street parking. Please do not allow this to happen. When we built and bought our home in this development, we were told directly (I asked, I am a long-time journalist) if all homes would have off-street parking. I was told "Absolutely, yes!"

Then, when we chose to rent our home (before moving here full time two years ago), we were told that the rental could only allow so many renters based on how many bedrooms x off-street parking spots available. I forget the formula. I am sure you know it.

Our community is very overcrowded. The lone pool and one tennis court cannot keep up with the demand, especially in the summer months. Please do all you can to not allow these units with no off-street parking.

I plan to speak at the P/Z meeting on March 17.

Dave Ammenheuser
21 Fogland Lane
Ocean View

615-476-8288

Kenneth Cimino

From: Beth Gross <bethmgross@gmail.com>
Sent: Wednesday, March 9, 2022 11:29 AM
To: Kenneth Cimino
Cc: Beth Gross; Gary
Subject: Opposition to the addition of carriage houses to Ocean View Beach Club

Dear Mr. Cimino,

We are owners of a home in Ocean View Beach Club — 13 Middlesex Drive. We are writing to express our strong opposition to building the additional carriage homes in our community. (P-258/260 Ocean View Beach Club PIDN: 408.000) We are so happy with our new home and are very concerned about the impact of this potential new development on parking and safety. The parking is already very limited and this will make it more so. Additionally, with more people and less parking, we will have folks fighting for spaces, and creating potential safety hazards.

As well, we are concerned with the limited egress and entry to the community, with only one access point off of Muddy Neck Road. These additional homes will add to the congestion.

Thank you for your consideration of our concerns.

Sincerely,

Beth and Gary Gross

Sent from my iPad

March 9, 2022

Mr. Cimino:

I am a resident of Ocean View Beach Club living at 7 Middlesex Drive, Ocean View DE 19970 and I strongly oppose the building of Carriage Houses in the Ocean View Beach Club community as referenced below

(P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

We have just purchased the property on 12/29/2021 and are already in love with the community, the people, our neighbors and the beautiful way the community looks and feels. My concern is the proposed Carriage Houses will definitely change that. Please note my address, as I do not live in the immediate location of any of the proposed units. However, I'm speaking about the Community as a whole. My reasons are as follows:

1. The proposed Carriage Houses have no driveways and actually nowhere to park so the residents' cars will be on the street. This will not only cause traffic problems but will look like one large parking lot on the streets of our lovely community, thereby reducing the value of our homes. This is a well sought-after community as can be attested by any local Realtor. Because of the probable parking situation, and other related problems to be caused, this may no longer be the case.
2. These Carriage Houses will bring many more residents who will tax our already taxed amenities from the Clubhouse to the Swimming Pools which are not large.

Respectfully,



Tamia Tomasek
202.674.2887
7 Middlesex Dr

Cancel

P- 258/260 Ocean View Beach Club

Send

From: kokotakis@earthlink.net

Subject: P- 258/260 Ocean View Beach Club

Dear Mr. Cimino, we are writing you in opposition to the proposed addition of multi-family units by Convergence at OVBC. As property owners in this community we find the developer's attempt to push such crowded dwellings into such a small space, without attention to street congestion/ parking and the safety of the surrounding homes, as both dangerous and financially detrimental to the current residents.

OVBC has one entrance which gets very busy, especially during the summer & fall months. The addition of apartment buildings brings with it a significant increase in traffic (residents, visitors, commercial workers) & potentially delays the response of emergency services such as EMS, Fire & Police. Where will all these vehicles go? The traffic surge will directly affect our community entrance & poses safety issues for children at play or anyone on a bicycle or just walking their dog.

Our homes / properties were sold with the promise of a "quiet resort area of Bethany Beach" as listed on the OVBC website. Green spaces ideal for families was another selling point on the website. Financially our current property values will be negatively impacted by adding these apartment buildings next to family homes, while the impact on crowded & overused amenities will be real. Nobody who lives here now wants these additions.

We both ask that you and the Ocean View Planning Board consider these and other residential concerns as this developer attempts to step over the health & safety of an entire community in search of additional profits.

Sincerely, Aimee & Emanuel Kokotakis
#5 Middlesex Drive
Ocean View, DE 19970
(410) 245-2576

Sent from my iPad

Kenneth Cimino

From: Amy Hays <acshays@comcast.net>
Sent: Sunday, March 13, 2022 12:35 PM
To: Kenneth Cimino
Subject: Opposition to Convergence proposal for Ocean View Beach Club

RE: Agenda item for March 17, 2022

P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Hello Ken,

We are writing as full time residents of Ocean View Beach Club & registered voters of town of Ocean View. We purchased our permanent home in January 2020, and are writing to you today in opposition of the revision to P-258/260 Ocean View Beach Club (PIDN: 408.000) which is on the Planning & Zoning Agenda for March 17, 2022.

Our main reasons for our opposition is the concern for safety & security of our community. The plans call for construction of multi-family dwellings (condos) that do not have garages. Our community already today is constrained for parking, and additional multi-family condo units will only increase the need for more people to park on our streets. Traffic and crowded streets due to street parking pose a great danger to the residents of our community who enjoy walking, biking, children playing and walking pets. Additionally, congested streets are a real safety concern if there were to be an emergency situation (needing fire or ambulance). There is only one way in/out of our community, and this area gets backed up with traffic already today. Streets become quite narrow when filled with parked cars, so this would pose a huge challenge if a fire truck or ambulance had to access our community. And not only does the increase of the number of people and vehicles threaten the safety & security of our community, it will impact the entire town of Ocean View and surrounding streets and communities.

Additionally, multi-family condo units will attract more vacation rentals, and our community is already at the max with our amenities. The addition of all the additional people using our amenities does not allow us to enjoy them ourselves, which takes away from our financial investment and will only increase our costs as a homeowner to maintain the increased wear/tear on our amenities (clubhouse, pool, etc.). Additionally, multi-family condo's do not fit the overall aesthetic of our community and will lessen the value of our home & investment.

We strongly oppose the proposal that Convergence is putting forth regarding the multi-family dwellings. Thank you for taking our opposition in consideration.

PS. In our opinion, Convergence should not be allowed to start any new proposals without first completing what they started in OVBC South. We have unfinished sidewalk areas which are a continued safety risk, as well streets missing street lamps, a missing bridge to cross over the drainage ditch (between 40 & 44 Beach Club Ave), no sidewalk access to Muddy Neck Road at the development entrance forcing walkers and bikers to take to the main road, as well as other drainage issues within the community, and still no "Tot Lot" as described in the OVBC promotional materials.

Amy & Michael Hays
44 Beach Club Ave.
Ocean View Beach Club

Kenneth Cimino

From: Kathryn D <ksducceschi@gmail.com>
Sent: Sunday, March 13, 2022 3:21 PM
To: Kenneth Cimino
Cc: Debbie Conway
Subject: Opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

ATTN: Ken Cimino
Ocean View Planning, Zoning & Development Director

Mr. Ken Cimino,

We, Deborah Conway and Kathryn Ducceschi, are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

Deborah and I are new residents of OVBC and greatly appreciate the wonderful community and neighborhood as well as being new members of the Town of Ocean View. We also appreciate the importance of responsible zoning and city planning to ensure the community remains a thriving and safe town during both the peak and the off seasons.

While there are a number of concerns the planned multi-family housing additions raise, we are particularly opposed to any revision that would increase the volume of units / residents, would not ensure sufficient off street parking, and would plan on usage of parking that is already dedicated to community facilities.

The parking considerations are key as overcrowding and insufficient parking represent an enormous safety issue that risks degrading what is a well planned and organized community of great and supportive neighbors.

We understand that the lack of parking in Ocean View in general, primarily during the peak summer season, is of such concern to the Town of Ocean View that our rental leases must now include the precise number of cars / parking spaces allowed per unit to avoid further exacerbating the challenges that too many vehicles on the streets cause. It would be quite hypocritical for the Town of Ocean View planning and zoning team to entertain approving a development proposal that from the start does not factor a sufficient off street parking to resident ratio. In fact, it would run counter to the very parking policy the Town supports and to the ability of the Town to ensure the safety of the neighborhood.

Please add our voices to the long list of our fellow community members who have expressed similar concerns. This upcoming decision represents an opportunity to ensure

wise and safe planning for not only OVBC, but also for the Town of Ocean View by not approving the proposed revisions.

Many thanks for your due consideration.

Sincerely,

--Kathryn Ducceschi and Deborah Conway (5 Fogland Lane)

Mr. Ken Cimino

March 9, 2022

Director – Planning

Ocean View Township

Dear Mr. Cimino,

This letter is in reference to the meeting on March 17, subject matter is the proposed new buildings for the Ocean View Beach Club under : "P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)".

My wife and I, full-time residents of the Ocean View Beach Club for almost five years, are strongly opposed to the plans for Convergence to build a number of multifamily units in various locations throughout the community. We feel that this type of housing will detract from the beauty and look of the community which is predominately single family homes and townhouses.

The type of housing proposed could very well encourage absentee owners who buy the units for rental occupancy/investments only. If this occurs such owners will not have a vested interest in our neighborhood and the maintenance/upkeep of the units.

The number of people that will be occupying these units will overburden our already over-taxed clubhouse, swimming pool and other facilities. We have been trying to negotiate with Convergence for land to use in order to construct a second outdoor pool. So far, there has been a lack of cooperation by the developer to allocate land for such an expansion. With the increase density caused by the multifamily units, our facilities will become increasingly overcrowded, especially during the peak summer tourist season.

Secondly, the multifamily buildings will take away from valuable green space. This will make the community more susceptible to flooding.

Finally, it is our understanding that people occupying these units will have to park their vehicles on the street. Thus far, our HOA has prohibited on-street parking for overnight stays. The proposed buildings would create a safety hazard for emergency vehicles and would certainly be an unsightly mess for the nearby residents.

Over the past five years, I have worked with the town and Police Department on several important issues such as the reduction of speed limits on Muddy Neck road and the possible annexation of the remainder of Ocean View Beach Club into the town of Ocean View. We appreciate all of these efforts to make our community safe and a better place to live.

Yours truly,

Steven and Sheila Strong

48 Bennett Point Lane

Ocean View Beach Club

Ocean View, DE 19970

Kenneth Cimino

From: Annemarie Carollo <annemariecarollo@gmail.com>
Sent: Thursday, March 10, 2022 9:32 AM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: Proposed Multi-family buildings in Ocean View Beach Club

Dear Mr. Cimino,

As homeowners in Ocean View Beach Club, we are very concerned about and **opposed to the addition of multi-family housing units** on the remaining land parcels. These four-family structures will not only impact the look of the community and overcrowd the amenities, but they will pose an undeniable **safety hazard**.

- The plans for the proposed buildings do not include garages or parking areas. The streets are already lined with cars because the townhouses in the development do not offer enough garage and driveway space to accommodate the cars of residents and guests who occupy the spacious houses. The cars parked along the streets make for poor visibility for turning motor vehicles and for adults and children on bicycles.
- There are already drainage issues in several spots in the community. To build on the few remaining open spaces will very likely add to the drainage problems that have not yet been resolved.
- There is only one access road from Muddy Neck Road into the development. Increasing the population of the community combined with streets lined with cars (including many oversized SUVs), both daytime and **overnight**, will impact the ability of an ambulance or fire truck to easily enter and exit.

In August of 2018, when we were looking to purchase a home, the feature that made Ocean View Beach Club more attractive than other developments is encapsulated in this description of the planned community that appeared on the website and in the literature:

“COMMUNITY PARKS, TRAILS & GARDENS

The abundance of nature, natural landscapes and overall sense of well-being are front and center to the design of Ocean View Beach Club. Industry leading

landscape architects and fitness experts helped to create a connected community with an expansive trail network, bike-friendly streets and abundance of green space and gardens.

Throughout the trails homeowners will find fitness areas with strength and stretching stations, or pocket parks with bench seating overlooking ponds and other natural landscapes. It's the perfect balance to the beachfront environs located a short 1.5 miles away."

The proposed multi-family homes would eliminate the "pocket parks." There would certainly not be "an abundance of green space." There are not any "gardens," and though there is somewhat of a walking trail, there is no "expansive trail network" with "strength and stretching stations." Most important, though, is that the already existing parking issues throughout the community have already impacted the promised "bike-friendly streets," and we are very concerned that the proposed housing will worsen that problem.

We hope to preserve the **safety**, character, and quality of the homes and environment not only for the Ocean View Beach Club development, but also for the town of Ocean View. We are, therefore, strongly opposed to the multi-family structures, and we hope that the proposal will be rejected.

Sincerely,

Annemarie Carollo

Michael Carollo

13 Nantasket Avenue
Ocean View, DE 19970

Kenneth Cimino

From: Howard <howardgoldberg4@comcast.net>
Sent: Wednesday, March 9, 2022 9:50 PM
To: Kenneth Cimino
Subject: P-258/260 Ocean View Beach Club (PIDN:408.000)

RE: P-258/260 Ocean View Beach Club (PIDN:408.000)

Dear Mr Cimino,

I am an Ocean View Beach Club homeowner and I am writing you to express my strong opposition to the proposed high density multifamily buildings at the Ocean View Beach Club. My wife and I will be out of the country next week and will not be able to attend the Planning and Zoning Commission meeting on March 17.

In my opinion, the Ocean View Beach Club is already overbuilt. There is at present inadequate off-street parking and 32 additional homes without driveways and garages will severely exacerbate a previously existing problem. I live on Basin Cove Way which is one of two streets that lead directly to the ONLY entrance/exit to the development. The traffic that is forced to drive down my street will only increase that much more, and my road is already a busy residential street, especially in the summer. With all due respect, I still don't fully understand how a 400 plus unit housing development can be planned with only a single entrance/exit. But I don't mean to be argumentative. I just want to make the point that there is insufficient roadway infrastructure before now and we should not try to maximally stress the system further.

It should be obvious to everyone that the developer's (Convergence) sole motivation is to maximize corporate profits without concern for the long term success and viability of the community it is developing. I'm sort of surprised that there aren't already rules about these kinds of things to protect homeowners. The pool, clubhouse, sport court, and gym are inadequate for the existing number of homes and number of residents. One swimming pool for 400 plus homes seems ludicrous to me. It is not easy to get a chair (let alone two) at our one outdoor pool nor reserve time on the single sports court that are allocated for the entire development. High density housing simply worsens the overcrowding that already exists. These are not just pleasure dissatisfiers, but the overcrowding and inadequate amenities diminishes everyone's resale value negatively affecting everyone's financial investment. I bought a home for \$540,000 and I can't reliably get a chair at the pool, a treadmill at the gym, or a time to play basketball with my kids, and I am supposed to be OK with the developer squeezing more houses anywhere they can? It's just greed and it's wrong.

The competition for limited amenities and resources at the OVBC poses potential safety issues not only from physical overcrowding but God forbid violence breaks out between dissatisfied residents. We should never allow ourselves to get to that point.

Thank you in advance for your time and attention to this matter. I hope reasonable heads prevail and everyone can come up with a compromise housing plan that will be profitable for the developer and as importantly beneficial for the community's long term health and prosperity.

Best,

Howard Goldberg, MD
11 Basin Cove Way
Ocean View, DE 19970



March 9, 2022

Ken Cimino, Director
Planning, Zoning & Development Town of Ocean View
Ocean View, Delaware

Re: Proposed Development of Multifamily Buildings
P-258/260 OCEAN VIEW BEACH CLUB 9PIDN: 408.000)
Ocean View Beach Club
Ocean View, Delaware

Dear Mr. Cimino,

Our home is located at 20 Bennett Point Lane. We are not directly adjacent to these proposed multifamily apartment style buildings between Muddy Neck Road and Bowers Drive, but such an addition adversely impacts the entire community on many levels. We strongly oppose the introduction of multifamily apartment style buildings in our community.

We have had the privilege and pleasure to be part of the OVBC community since October, 2016. At that time, plans for the future development of the community were presented to us which seemed to set forth a well thought-out course. The Community as depicted was a mix of single family and townhomes. There were to be nature walks, bike trails, and two community building with pools. Overall a peaceful pleasant community to enjoy with family and friend.

The introduction of an area of high density multifamily apartment style buildings is not in keeping with the community at present, or as proposed to us back in 2016. Four years later, the community has no nature walks, no bike trails, and no second community building with pool. It is of interest to note that the number of units proposed by the developer for OVBC on its website as of the date of this letter was 300. The current plan is in excess of 450 and growing. An increase of 50%. See website at <https://coninv.com.ocean-view-beach-club/>. Our Community desires to know the specific contents of the original Developer's Agreement with the Department of Planning & Zoning.

In addition to increasing the density and changing the character of the OVBC Community with apartment style buildings, there are additional concerns:

1. This development eliminates any opportunity for open space which is typical of large residential developments to be used for playgrounds, community gardens, etc.
2. Many children on bicycles use the streets of OVBC, especially in the summer months. The townhouse proposal increases traffic on the community's street, posing risks to children.
3. Without a garage, street parking will become a difficulty to accommodate. Similarly, where would the owners store typical beach amenities such as beach chairs, umbrellas, kayaks, grills,

except outside along Muddy Neck Road.

4. The architecture represented in the renderings is out of character and context with the style and quality of the original HKov home designs. Further apartment style buildings along Muddy Neck are completely inconsistent with the character of the Town of Ocean View.
5. The number of units overburden the existing community facilities and municipal utilities.

In choosing the location of our home, we paid a lot premium of \$20,000. We did so to enjoy the view from the rear of our home which was to eventually look onto the second community building with pool. We now find that this lot will be marred by a planned multifamily apartment style buildings to include a minimum of 30 units. This building would be constructed on the corner of Bowers and Old Orchard and will be completely visible along Muddy Neck Road. Had we understood that this uncharacteristic addition to this development of single family and townhouse residences was planned for the future, we would not have committed to residency here and strongly oppose the construction of this condominium building.

We are certain that many other homeowners in OVBC have written to you and we join them in their strong opposition to the proposed multifamily apartment style development and those planned in the future along Bennett Point Lane and Scarborough.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Hope and David Furrer".

Hope and David Furrer
20 Bennett Point Lane
Ocean View Beach Club

Kenneth Cimino

From: x xia <xuyang_04@yahoo.com>
Sent: Thursday, March 10, 2022 8:47 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: Reference P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

To whom it maybe concern:

We are new home owners at 1 Middlesex dr., Ocean view, DE 19970. We strongly oppose the proposal.

There are several points we would like to point out based on our observations:

(1) With so many houses in the community, there is only one entrance. Imagine in the peak traffic time, how crowded it would be. Even without the new multi-family units plan, the traffic would be heavy during summer times. Under emergency conditions: if there is sick people need to be transferred to the hospital or if there is fire in a house, or if there is a big snow, or people need to be evacuated, etc. it would be a disaster with one entrance; adding 32 new multi-family units and 32 or 64 cars or even more cars parking around the roads, it is very dangerous!!!

(2) The roads now are not very wide if there are 32 new multi-family units and 32 or 64 cars or even more cars parking along the roadside, it would make the traffic even worse, not to even mention the potential driving accidents; we recently bought some furniture, the delivery trucks are kind of big, we noticed it was not very easy for them to turn or park right now, if there are more cars parking along the road side, it would be a mess, especially for the big trucks, in and out of the community to do the delivery, trash pick up, mail delivery, etc.;

(3) the crowded streets also would be dangerous for small kids, adults to walk, bike, or play, etc., not even mention the more crowded community pools, etc.

(4) more cars parked along the roads, especially our community is not guarded, it attracts the car stealers, etc. to take a chance, it may increase the crime happening incidents in the community, then our houses would be not safe, especially we do not live there full time, safety and security is our top concern now and in the future;

(5) With condos without garages in the neighborhood with large townhomes and single-family homes would depreciate the value of

our house since they are not the same or similar type of houses, it is a bad for the existing houses of the whole community.

We appreciate your time to reconsider the plan, we strongly oppose the proposal!

Thanks for your help!

Sincerely,

Xuyang Xia and Tong Chen

Kenneth Cimino

From: Joanna Grim <joannagrim@hotmail.com>
Sent: Thursday, March 10, 2022 4:01 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: p-258/260 OCEAN VIEW BEACH CLUB (PIDN:408.000)

Mr. Ken Camino
March 10, 2022
Director- Planning Ocean View Township

Dear Sir:

I am writing to object to the revisions proposed under P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000). I have lived full time at 22 Fogland Ave. Ocean View Beach Club since January of 2019. I strongly oppose the multi family units that are proposed for all the remaining green spaces left in our community.

First, because of OVBC's close proximity to the beach, the majority of homes here are bought for investment, and are used as rental units. From May to October, parking on the street is out of control already. Because these units have no garages and three bedrooms each, street parking will be required. On Bennett Pt. With three bedrooms per unit, three couples renting each means twenty four on street parking spaces will be used with the two multi family units planned for each end of Bennett Pt. Already there are ten villas there which have a need for two couples each requires twenty spaces. These ten villas do have garages for the third couple to park. I did not include that these villas have four or five bedrooms each. At the very least, spaces will be needed for fifty four cars. This is a main route through our community. This means that during peak season, Bennett Point will be impossible to navigate for garbage pickup, ambulance and fire company vehicles, and for normal neighborhood vehicles. More than that safety for bike riders and pedestrians will be difficult to maintain. I ask you also to consider the fact that OVBC has one entrance/exit.

Second, multi family units with no garages will not provide for any storage of garbage cans, pool and beach chairs and toys. Also everyone likes a grill so that will not be an option for these units. Fire issues are a concern with some I'm proper placement of grills in our community. Storage of these items will end up on the decks and will be unsightly.

Third, OVBC amenities are already overburdened. During the peak season, the pool is so crowded that owners can not enjoy using it. The one pickle ball court is not meeting the needs of all who wish to exercise. There is no place to put basketball hoops as well. Fourth, our community will have no green spaces left. Nature and wildlife needs to be protected as well as the flow of water to eliminate flooding.

Last, our community could be beautiful, but unfortunately unsightly spaces have been left with unfinished sidewalks, no completion of a bridge to connect sidewalks, piles of dirt in areas in sections that have been completed for years. In the area next to the pond on Bennett Pt. There is an electric pole knocked over, a port a potty, and a dumpster.

In conclusion, the design of any structures on these plots of land should include green areas, garages, and the designs should be in line with the current mix of single family homes and villas. This is very important to protect current owners' property values and also to reflect the beauty of the original models that attracted buyers to purchase homes here. Since many of these homes will be by Muddy Neck Rd. they need to reflect the high quality of the models that I referenced above. That is a statement of the quality of OVBC living.

Thank you for your consideration of this matter. I sincerely hope that you will find it in your best interest to reconsider P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Sincerely,
Joanna Grim

Sent from my iPad

Kenneth Cimino

From: Ben Thomas <benothomas@outlook.com>
Sent: Sunday, March 13, 2022 11:46 AM
To: Kenneth Cimino
Subject: Re: P-258/260 Ocean View Beach Club (PIDN:408.000)

Dear Sussex County P&Z,

We are OVBC homeowners and strongly oppose the Convergence proposal to planning the build of 8 more multifamily units between Bowers Drive and Muddy Neck Road in addition to potential plans of home development where the current "sales office" sits (**OVBC entrance in front of the recreational center**). This amounts to greater than 32 additional homes vs just 12 townhomes on Basin Cove way. This means more people at our pools (which we only have 1 in an already large community), much more congestion on our roads, and a significantly increased burden on our community.

My concern is that we only have one entrance way, and this will create extreme congestion in the form of traffic and vehicles on the road in our community. Specifically, this puts forth a **safety risk** for those in the community members, including pets, adults and especially young children, who are biking and walking throughout the neighborhood. With limited parking for these multifamily units will results in street parking which also decreases the value of our investment (our home in OVBC) making the community seem very urban while being advertised in a tranquil beach community. This can delay fire and rescue units especially since OVBC has only one entrances. No other Ocean View development has condos without garages in a neighborhood with large townhomes and single-family homes. By building this high volume of multifamily units, the safety of our community is being compromised and the value of my investment is being cheapened. This is unacceptable.

Additionally, how is our recreation center and pool able to handle this additional volume? Crowded pools and gyms will not be appealing to community members, who have all been through a COVID pandemic and fear crowded spaces. This also will be unappealing to prospective home buyers and thus decrease value of our investment in this community. This is also unacceptable.

In addition, Convergence has not completed the things that they are supposed to complete including cleaning out and dressing up pond areas (crane court pond) and adding a aerator fountain with lighting so that the water is moving, finishing off sidewalks again on Crane and Murrells court etc.,

In summary, as a OVBC homeowner, I strongly oppose the proposal which risks the safety of my family and my investment in a community which I love. Convergence is trying to maximize profits over our desires for a beautiful and enviable community, preservation of our property values and enjoyment of our amenities. This is unacceptable.

Thank you for your time.

Sincere Regards,

Ben Thomas
2 Crane Court
610-563-0041 (mobile)

Kenneth Cimino

From: J Freiberg <jamesfreiberg@gmail.com>
Sent: Sunday, March 13, 2022 2:52 PM
To: Kenneth Cimino
Subject: Opposition to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

My wife and I have been full-time residents of Ocean View Beach Club and Town of Ocean View voters. I'm writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting.

I understand that the March 17 meeting is only considering a revision to the design of multifamily units which were approved years ago. However, I urge you and the P&Z members to reassess that decision considering the nature of the community today.

1. Hundreds of homes being built in Beach Club North were not in the plans when Ocean View approved these units. These were misrepresented by the sales agents to also have driveways and garages as shown in the original 2015 drawing we agreed upon when buying, see below. If the units were already approved then the sales agents conveniently left out these details as our Bowers Drive home is now located 20 feet from where there will be 100 cars parked.

2. The 2013 traffic study is now defunct as we have 472 homes

3. In referring to your 2020 Comprehensive Land Use Plan, quiet and safe are priorities. This will be directly impacted as residents and visitors drive by on Muddy Neck and 100's of parked cars, at least 64 garbage cans, bikes, kayaks, and other vacation equipment are visible. The developer has made no arrangements within the plan for shielding any of these unsightly and densely populated views. **This view will be different than ANY other Town of Ocean View, and it will be ugly.**

4. In addition to the overburdened neighborhood due to cars, there are only 4 spots to park a bike in the whole development. Here is a picture of where 50-100 bikes will be in the grass, as residents and visitors drive by during the season. See below.

If your goal as planning and zoning is STOP poor decisions that will permanently change the character of the Town of Ocean View, please step in and create a pause on these plans.

Thanks for your consideration, James Freiberg and Kimberly Bolin





James Freiberg and Kim Bolin
15 Bowers Drive
216-496-9252
jamesfreiberg@gmail.com

Three adjectives clearly emerged from the list as the most widely-applied to describe Ocean View: quiet (39), safe (38), and friendly (37). Questions were included in the survey to ask how people felt about the Town taking on challenging issues that were brought up at the initial public workshop, including long-range transportation planning, community character and design standards. Many of the respondents were split on what the Town's role should be when it comes to addressing these issues. When asked, should the Town explore expanding or developing stricter building design standards, 62.4% said yes, 21.5% said no and 16.1% chose 'I'm not sure.' When asked if the Town should be involved in long-range transportation planning in order to balance growth 47% responded yes, 15.4% no, and 30.9% said maybe. Individuals were passionate about protecting Ocean View's historic resources and character, however, many did not have specific buildings in mind to protect. When asked about interest in a unified trash pick-up services for all Town residents, 49.7% of respondents said yes, 17.4% said no, and 20.8% said maybe. When asked about the importance of Town sponsored events (on a scale of 1 (not important) to 5 (very important) the average response was a 3.5, most chose either a 3 or 4. Finally, respondents felt somewhat neutral, but mostly positive about communication from the Town.



Kenneth Cimino

From: Cynthia Ordinario Tran <cyno121@yahoo.com>
Sent: Thursday, March 10, 2022 7:55 PM
To: Kenneth Cimino
Subject: Resident feedback on proposed revision to previously approved site plan for Ocean View Beach Club

Dear Mr. Cimino,

My name is Cynthia Tran, and my husband, David, and I purchased a single-family home at 7 Basin Cove Way in the Ocean View Beach Club (OVBC) community in Ocean View in October 2019. We are writing to you to voice our opposition to the proposed revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000) which is on the agenda for the March 17th Planning & Zoning Commission meeting. We are specifically objecting to the proposed revisions for how they impact public safety, available parking and the character of the Town of Ocean View and the OVBC community.

Yes, we know these were approved in the site plan...

But the original site plan drawings were submitted and approved almost a decade ago in 2013 when the population and rate of new residential construction was far from the numbers that we are seeing in the present day. The 2020 Comprehensive Land Use Plan for Ocean View acknowledges that the population growth reported in the 2010 Census "far exceed[ed]" the projections in the 2010 plan. And based on the number of Certificates of Occupancies that have been issued in Ocean View in the past 12 months (almost 500), the current 2020 Plan's projected number of 340 new residential units per year are being exceeded. I understand that Convergence did what was required of them legally to secure their investment for future sales, but they delayed in executing those plans, and all we ask is that the plans be reviewed and considered in the context of the current state of OVBC.

There isn't enough off-street parking in OVBC..

Even for homes with driveways, there are dozens upon dozens of cars that park on the street, especially in the summer when multi-generational vacation home renters means at least 2 cars per rental. This is not only unsightly, in my opinion, but last summer, the local fire department responded to an emergency call at my next door neighbor's house on Basin Cove Way, and I watched from my office window as cars were unable to pass, because the fire truck was flanked on both sides by parked cars on the street. The same is true every week in the summer when the garbage and recycling workers struggle to pass through our street and are forced to repeatedly step out of their trucks in order to reach the collection cans. And when families and especially small children ride their bikes down our street, they cannot comfortably stay to the shoulder making it more dangerous for them.

These new homes are being actively marketed as investment opportunities..

I read in the 2020 Comprehensive Plan that the thinking around providing multi-family housing options is to provide a "diverse housing stock that is attractive to current and future residents", so that there are affordable housing options for local workforce, retirees and families, which I fully support. But in this particular case, the marketing materials on the OVBC Facebook page (maintained by Nally Ventures), are advertising these homes as "the perfect coastal retreat or a real estate investment that's sure to yield a high return." I'm not disparaging the second home buyer, especially since we are among them, but if Nally Ventures/Convergence's target audience are not long-term residents, then I don't see how these units fits with the character of our town or neighborhood.

Lastly, is a "Villa" defined as a home with no garage or driveway?

When we searched for and eventually purchased our future retirement home in OVBC in 2019, we did not take to the task lightly. We did months of research on the Town of Ocean View and the various neighborhoods taking into account amenities, density and the architecture/character of the homes. We were aware of the approved plans to build multi-unit (4 units per building) on the 3 corner lots on Old Orchard Ave and Slaughter Lane as well as the condominium building between Bowers Drive and Muddy Neck Road. In the drawings in the sales office and our closing documents, the 4-unit buildings were illustrated very similarly to how the existing and future townhouses were drawn, so to the average consumer, there was no reason for us to believe that these homes would not have driveways and garages like the other homes around it. And since a builder had not yet been selected for these buildings, there was no way for us to ask anyone to confirm the planned designs. I can see the terminology of "Villa" and "Multi-family" in the official site plan; however, I am unable to easily find any definition in the community or Town by-laws that explain the size, dimensions and features of a "Villa" vs. a "Townhome". In fact, in the marketing materials of the builders, they describe the townhome

units as "Villas", so were we as future homebuyers expected to know that's now how villas are defined by the town? Or are they not defined, so no one does?

Please know that I'm not writing this letter to try to be difficult or argumentative. We truly love this town, and especially the OVBC community. It is literally our happy place, and we literally dream everyday about the day we will finally be able to retire from our jobs and there full time. We just want to know that when we and our neighbors have a safe neighborhood that we can all enjoy and be proud of.

Thank you for your time,
Cynthia & David Tran

