


TOWN OF OCEAN VIEW
DELAWARE

July 8, 2022

TO: Honorable Mayor and Council

FROM: Kenneth L. Cimino, Director of Planning, Zoning & Development

VIA: Carol S. Houck, Town Manager 

SUBJECT: Monthly Update for the Dept. of Planning, Zoning & Development as of July 8, 2022

Maintenance & Operations

Routine tree trimming along the right of way is scheduled for August 1st and August 2nd in the Hunters Run and Savannah's Landing communities. These communities have been notified of this upcoming Public Works activity.

Capital Improvement Projects

The design of the Hudson Avenue Pipe Culvert project has been completed and has been shared with the property owner that is adjacent to the culvert. We anticipate that this project will be advertised for bid in August with construction commencing in October.

The project team received plan approval from the Sussex Conservation District for the proposed improvements to 33 West Avenue. The contractor has submitted their price for the additional work which is being reviewed at this time.

A public meeting is scheduled for July 26, 2022, at 6:00 p.m. at 32 West Avenue to discuss the Country Village/Country Estates Drainage Project. Letters were sent to the affected property owners in both communities.

Design of the Woodland Avenue and Daisey Avenue intersection Improvement Project is near completion. Project staff met with two property owners to discuss access to their commercial property.

Land Use and Development

On June 15, we received a "Plan of Services" approval from the Office of State Planning Coordination for the proposed Browning Farm/Villas at Ocean View Annexation (CTM# 134-12.00-470.00). This approval states that "the Town has completed all relevant annexation requirements of Title 22, Section 101, and subsection (3) of the Delaware Code."

The developer of Silver Woods has placed the final wearing surface on all the roadways in Phase 2 of the development. At this time the roads cannot be accepted for maintenance because they are not contiguous to another publicly maintained roadway.

Code Enforcement

We issued **three (3)** code violation notices for property maintenance issues, **four (4)** code violations for failure to obtain a business license and/or building permit and **one (1)** notice for improper storage of a trailer. Staff sent **five (5)** emails to follow up on potential rental properties without a current rental license. We continue to monitor properties for tall grass and other property maintenance violations.

Permits & Certificates of Occupancy (C.O.'s)

Total building & sign permits issued in June: **39**

Total C.O.'s issued in June: **35**

Business & Rental Licenses

- Total Business & Rental Licenses issued for CY22: **1247**



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

June 15, 2022

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

**RE: Plan of Services 2022-11; Browning Farm; Villas at Ocean View
Tax Parcel ID 134-12.00-470.00**

Dear Mr. Cimino:

This letter is to confirm that we have received and accepted the completed Plan of Services for the above referenced annexation of 27.85 acres located at 142 Woodland Avenue. The Town has completed all relevant annexation requirements of Title 22, Section 101, and subsection (3) of the Delaware Code.

If this property is approved for annexation, please notify our office in writing so that we may update our records and maps. A copy of the signed annexation resolution/ordinance must accompany this notification.

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dorothy L. Morris".

Dorothy L. Morris, AICP
Principal Planner