

TOWN OF OCEAN VIEW  
DELAWARE

July 3, 2024

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 3, 2024

**Land Use and Development**

Building construction in the Silver Woods Mixed Use Planned Community began July 1, 2024.

The Ocean View Beach Club Residential Planned Community will begin repairs to the curbs, sidewalk, roadway and other miscellaneous features to be deeded to the town.

The Stingray Harbor Community has completed the repair items for curb, sidewalk, etc. and will begin final surface paving this summer.

**Capital Improvement Projects**

The Country Village Drainage Project, Phase 2, commenced on July 8, 2024. A-DEL Construction will be the contractor performing the work.

**Maintenance and Operations**

Final pavement restoration to Woodland Avenue was completed on July 1, 2024. The repairs were necessary due to the water main break that occurred on May 16, 2024.

**Public Outreach**

A public workshop was held on June 25, 2024, at 32 West Avenue to discuss the next phase of sidewalks and drainage improvements along Woodland Avenue. The project to construct sidewalks between Daisey Avenue and the proposed Blue Heron residential Community is expected to commence in December 2024.

### **Communications**

See attached correspondence.

### **Code Enforcement**

Staff issued **5** violations for failure to obtain a business license and/or building permit and for property maintenance issues.

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

Total building & sign permits issued in June: **43**

Total C.O.'s issued in June: **29**

### **Business & Rental Licenses**

- Total Business & Rental Licenses issued for CY24: **1322**

Mr. and Mrs. Mark Nicholson  
21 Port Royal Rd  
The Cottages  
Ocean View DE 19970  
302-462-6608

May 5, 2024

Mr. Ken Cimino,  
Director, Planning Zoning Development  
201 Central Ave  
Ocean View DE 19970

Re: The Cottages Drainage Improvements

Ken,

We are writing this letter regarding the recent drainage project that was completed in The Cottages on White's Creek. Mumford and Miller the general contractor on the project, their sub-contractors, right from the start were very professional and conscientious with ever aspect of the job.

The employees were excellent equipment operators and proficient at every aspect of their job. If you happen to meet one of the employees on your way out of the house, they would always say hello.

We had an occasion to speak to Nick, the project foreman, he addressed our question in a polite, professional manner and checked back at a later time to see if we were still satisfied.

All active working areas were cleaned up at the end of the day. A street cleaner was used at least once a week.

You could see an immediate difference as they completed an area. Water no longer lay in the former ditch area but drained away.


Mumford and Miller, their sub-contractor's staff, should be commended for a job well done from beginning to completion.

The Town of Ocean View can be proud of making the right choice on this project.

Respectfully,



Mark W Nicholson



Maureen E Nicholson

MWN/men

Cc: Mumford & Miller Concrete, Inc.

## Kenneth Cimino

---

**From:** Joe Marshaleck <kaj030201@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 2:47 PM  
**To:** Kenneth Cimino  
**Cc:** Nusbaum, Nicholas J.  
**Subject:** Re: 24 Port Royal

Hi Ken,

Hope all is well.

Just wanted to say thank you for all of the hard work you and your team put in to the drainage project in the Cottages. We're unfortunately not around to see the job in person, but have seen pix of our property and have heard from several of our neighbors that they are all happy with the work (and happy to not have any more construction noise!)

Our front yard was impacted less than we anticipated, with the majority of our garden remaining undisturbed and the trees unaffected, so we appreciate the planning and coordination it took to get the job done right.

Thanks very much!

Joe Marshaleck  
24 Port Royal Rd  
Ocean View DE 19970  
484.888.5192

On Thursday, November 16, 2023, 09:57:51 AM MST, Kenneth Cimino <kcimino@oceanviewde.gov> wrote:

Joe –

It was great talking with you this morning. We'll review the location in the field and determine if we can move the trench drain closer to the road to avoid disturbing this large Maple tree. Please reference sheet 8 as it appears that the tree may not be impacted.

Nick Nusbaum, our Construction Manager, will look at the location and advise next steps.

Best regards,

Ken

Kenneth L. Cimino

Dear Ken:

We see that "Kingray Harbor"  
is ready for final road paving!

Thank you so much for taking all  
of our phone calls and emails regarding  
construction vehicles on Osprey Lane  
and allowing traffic during the  
build. We really appreciated it.

Have a great summer!

Best! Jebbie and Charlie  
Byrnes