
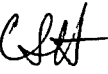


TOWN OF OCEAN VIEW  
DELAWARE

October 14, 2025

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 October 9, 2025

**Land Use and Development**

Shore Vista Residential Community – Contractors continue work on utility installations within the right-of way.

Construction of dwelling units in Phase 2A-1 is complete. Construction of dwelling units in Phase 2A-2, and Phase 2B continues. Remedial repairs to curb, sidewalk and the roadway within the right-of-way to be dedicated to the Town in Phase 1 have been completed.

**Capital Improvement Projects**

Design for sidewalk and drainage improvements along Oakland Avenue, Central Avenue and Oakwood Avenue are ongoing. This project will bring connectivity from Woodland Avenue to John West Park via Oakland Avenue, Central Avenue and Oakwood Avenue. Construction funding will be provided by the Delaware Department Transportation's (DelDOT) Transportation Alternatives Program (TAP) up to 80% of the total project cost.

**Maintenance and Operations**

Contractors installed new sidewalk at John West Park connecting Oakwood Avenue to the pavilion. Included in this project was grading and installation of sod to eliminate poor drainage and ponding water adjacent to the pavilion and outdoor grilling area.

Drainage improvements in Westview at the intersection of Sussex Drive and Kent Avenue have been completed. Contractors installed approximately 32 feet of 12-inch drainage pipe under Sussex Drive and constructed approximately 100 feet of swale ditch along Kent Avenue. Also included in this project was the cleaning and excavation of the existing drainage ditch along Sussex Drive, from Kent Avenue to New Castle Court.

### **Code Enforcement**

Staff issued 6 violations for failure to obtain a business license and/or building permit and property maintenance.

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

Total building & sign permits issued in September: 29

Total C.O.'s issued in September: 58

### **Business & Rental Licenses**

- Total Business Licenses issued for CY25: 765
- Total Rental Licenses issued for CY25: 563



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 77B  
DOVER, DELAWARE 19903

SHANTÉ A. HASTINGS  
SECRETARY

March 25, 2025

Mr. Kenneth Cimino  
Director of Planning, Zoning and Development, Town of Ocean View  
201 Central Avenue, 2nd Floor  
Ocean View, DE 19970

**RE:** Town of Ocean View, Central Avenue Sidewalks, TAP Application

Dear Mr. Cimino:

Thank you for your interest and application to the 2025 DelDOT Transportation Alternative Program (TAP)'s call for projects. TAP is a community-driven program that facilitates the development of non-traditional transportation projects with the goal of providing choices for non-motorized users that are safe, reliable, and convenient.

This letter is to serve as conditional acceptance of your Transportation Alternatives Program application for the above referenced project. Our team is looking forward to embarking on this exciting opportunity to work with the Town of Ocean View.

This TAP project intends to provide funding to design and construct approximately 2100 LF of 5' sidewalk starting at the intersection of Woodland Avenue and Oakland Avenue, along Oakland Avenue to Central Avenue; along Central Avenue to Oakwood Avenue and along Oakwood Avenue to West Avenue. Work on the project will begin once a project agreement is drafted and in place.

Please contact Jeff Niezgoda at [jeff.niezgoda@delaware.gov](mailto:jeff.niezgoda@delaware.gov) or 302-760-2178 to set up a meeting with TAP staff members and your main project manager(s) to discuss the project's specific terms and conditions at your earliest convenience.

Sincerely,

Jeff Niezgoda, Assistant Director  
DelDOT, Active Transportation and Community Connections

JN:kv

cc: Kelly Valencik, Planner  
Thomas Kneavel, Planner



John W. Johnson Sr.  
Memorial



To: Ocean View Town Council  
C/O: Kenneth C. Cimino

WATER-RUN-OFF ISSUE ELLIOT AVE.

Dear Sir:

I had in mind the idea of writing an eloquent letter of appreciation to the town of Ocean View, for addressing the water run-off issue on Elliot Ave.

For some reason my writing skills have disappeared. So I will make it simple.

Thank you for correcting the water issues on Elliot Ave.

MR. Kenneth C. Cimino told ~~me~~ the issue would be addressed and fixed in six weeks. The crew did a great job and was completed in six weeks!

From 4 ELLIOT AVE.

Thank you!

The LAUB Family