

ZONING SCHEDULE: "R-2"
TWO FAMILY RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS
-PRINCIPAL BUILDING-			
LOT AREA	8,000 Sq. Ft.	4,125 Sq. Ft.	4,125 Sq. Ft.
LOT WIDTH	50 Feet	37.50 Feet	37.50 Feet
FRONT YARD	15 Feet	15 Feet	15 Feet
REAR YARD	15 Feet	15 Feet	15 Feet
SIDE YARD (Total)	15 Feet	15 Feet	15 Feet
SIDE YARD (1)	7.5 Feet	7.5 Feet	7.5 Feet
SIDE YARD (2)	7.5 Feet	7.5 Feet	7.5 Feet
REAR YARD	20 Feet	20 Feet	20 Feet
BUILDING HEIGHT *	35 Feet	34 Feet	34 Feet
BUILDING COVERAGE	35%	35%	35%
IMPERVIOUS COVERAGE	70%	70%	70%

THE ORIGINAL OF THIS DRAWING IS IN THE POSSESSION OF GEORGE SWENSEN SURVEYING, LLC.
ONLY COPIES FROM THE ORIGINAL MAP OF THIS DRAWING SHALL BE CONSIDERED TO BE VALID.

GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE #3415

200' PROPERTY OWNERS LIST

Block Lot	Property Location	Property Class	Owner	Block Lot	Property Location	Property Class	Owner	Block Lot	Property Location	Property Class	Owner		
39.05	3905 KNEASS ST NORTH	2	CURRENT OWNER 318 DOWNE RD HAVERHORN, PA	19083	39.05	340 39TH ST NORTH	2	CURRENT OWNER 944 COUNTY LINE RD BRYN MAWR, PA	19010	40.05	325 JFK BLVD 181.1	4A	CURRENT OWNER P O BOX 347 SEA ISLE CITY, NJ
39.05	3905 KNEASS ST SOUTH	2	CURRENT OWNER 330 NIMROD AVE MEADOWBROOK, PA	19046	39.05	340 39TH ST SOUTH	2	CURRENT OWNER 133 ALEXA DR MT ROYAL, NJ	08061	40.05	323 JFK BLVD 13	2	CURRENT OWNER ONE BERNHART AVE BALA CYNWYD, PA
39.05	343 40TH ST NORTH	2	CURRENT OWNER 343 40TH ST NORTH SEA ISLE CITY, NJ	08243	39.05	343 39TH ST EAST	2	CURRENT OWNER 309 JFK BLVD SEA ISLE CITY, NJ	19382	40.05	309 JFK BLVD 15-18	15F	CURRENT OWNER 309 JFK BLVD BOX 444 SEA ISLE CITY, NJ
39.05	343 40TH ST SOUTH	2	CURRENT OWNER 130 MAIN ST OLEY, PA	19647	39.05	343 39TH ST WEST	2	CURRENT OWNER 348 40TH ST EAST SEA ISLE CITY, NJ	08243	40.05	348 40TH ST EAST 25	2	CURRENT OWNER 348 40TH ST EAST SEA ISLE CITY, NJ
39.05	337 40TH ST	2	CURRENT OWNER 312 NORTH QUAIL DR MARMORA, NJ	08223	39.05	330 39TH ST FRONT	2	CURRENT OWNER 2500 HESDORFVIEW CIR WINDERMERE, FL	34786	40.05	348 40TH ST WEST	26	CURRENT OWNER 2020 HANSHAW ST PHILADELPHIA, PA
39.05	333 40TH ST EAST	2	CURRENT OWNER 850 DORNBROOK LN BLUE HELL, PA	19422	39.05	330 39TH ST REAR	2	CURRENT OWNER PO BOX 302 Gwynedd Valley, PA	19437	40.05	348 40TH ST WEST	27	CURRENT OWNER 36 KNODD SMALL CDR WILLOW GROVE, PA
39.05	333 40TH ST WEST	2	CURRENT OWNER 3033 GENSEDE PL PHEASANT RUN, PA	19154	39.05	334 39TH ST EAST	2	CURRENT OWNER 7 WHEATLAND LANE FAIR HAVEN, CT	30337	40.05	344 40TH ST	28	CURRENT OWNER 18 50TH ST SEA ISLE CITY, NJ
39.05	317 40TH ST	2	CURRENT OWNER 1740 S STATE RD UPPER MERYL, PA	19082	39.05	334 39TH ST WEST	2	CURRENT OWNER 4064 FIRST AVE LARKSPRINGS, VA	19444	40.05	336 40TH ST	29	CURRENT OWNER 354 40TH ST SEA ISLE CITY, NJ
39.05	315 40TH ST	2	CURRENT OWNER 315 40TH ST SEA ISLE CITY, NJ	08243	39.05	330 39TH ST EAST	2	CURRENT OWNER 2906 BRACKENRIDGE BLVD NORRISTOWN, PA	19403	40.05	332 40TH ST EAST	30	CURRENT OWNER 145 N 17TH ST CAMP HILL, PA
39.05	313 40TH ST 1ST FLR	2	CURRENT OWNER 1334 40TH ST SEA ISLE CITY, NJ	08243	39.05	330 39TH ST WEST	2	CURRENT OWNER 1230 WOLF ST PHILADELPHIA, PA	19148	40.05	332 40TH ST WEST	32	CURRENT OWNER 332 40TH ST WEST SEA ISLE CITY, NJ
39.05	313 40TH ST 2ND FLR	2	CURRENT OWNER 421 BETHROUSE CIR HAVERHORN, PA	19083	39.05	326 39TH ST EAST	2	CURRENT OWNER 1318 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107	40.05	330 40TH ST	35	CURRENT OWNER 1437 RODDEVILLE AVE PRESHAM MANOR, NJ
39.05	311 40TH ST EAST	2	CURRENT OWNER 25 LONGWOOD DR STRATFORD, NJ	08094	39.05	326 39TH ST WEST	2	CURRENT OWNER 1338 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107	40.05	324 40TH ST EAST	37	CURRENT OWNER 3262 REGAL RD BETHLEHEM, PA
39.05	311 40TH ST WEST	2	CURRENT OWNER 128 BELL AVE MT ROYAL, NJ	08061	39.05	401-411 40TH ST	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243	40.05	324 40TH ST WEST	37	CURRENT OWNER 324 40TH ST WEST SEA ISLE CITY, NJ
40.05	318 40TH ST EAST	2	CURRENT OWNER 12524 LYNCHBURG CT DULAND, FL	32837	40.05	318 40TH ST WEST	2	CURRENT OWNER 42 AVISARY RD WEST DORTMUND, NJ	08086	40.05	318 40TH ST EAST	41	CURRENT OWNER 38 DECHERY RD CONSHOHOCKEN, PA
40.05	318 40TH ST WEST	2	CURRENT OWNER 318 40TH ST WEST SEA ISLE CITY, NJ	08243	40.05	318 40TH ST EAST	2	CURRENT OWNER 1446 NORTH MAIN ST WILLIAMSTOWN, NJ	08094	40.05	316 40TH ST WEST	41	CURRENT OWNER 333 JFK BLVD SEA ISLE CITY, NJ
40.05	401-411 JFK BLVD	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243	40.05	401-411 40TH ST	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243	40.05	401-411 40TH ST	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 0-12-24 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROPULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

GEORGE SWENSEN, PLS DATE
NJ LIC. NO. 43415

TAX COLLECTOR'S CERTIFICATION
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR DATE

OWNER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER DATE
FOUR JRS LLC
Joseph Romano Jr (Managing Member)
18 50th Street
Sea Isle, NJ 08243

MUNICIPAL ENGINEER'S CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPLICABLE AND THERETO.

MUNICIPAL ENGINEER DATE

MUNICIPAL PLANNING BOARD APPROVAL
PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

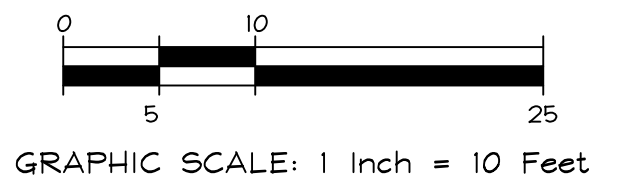
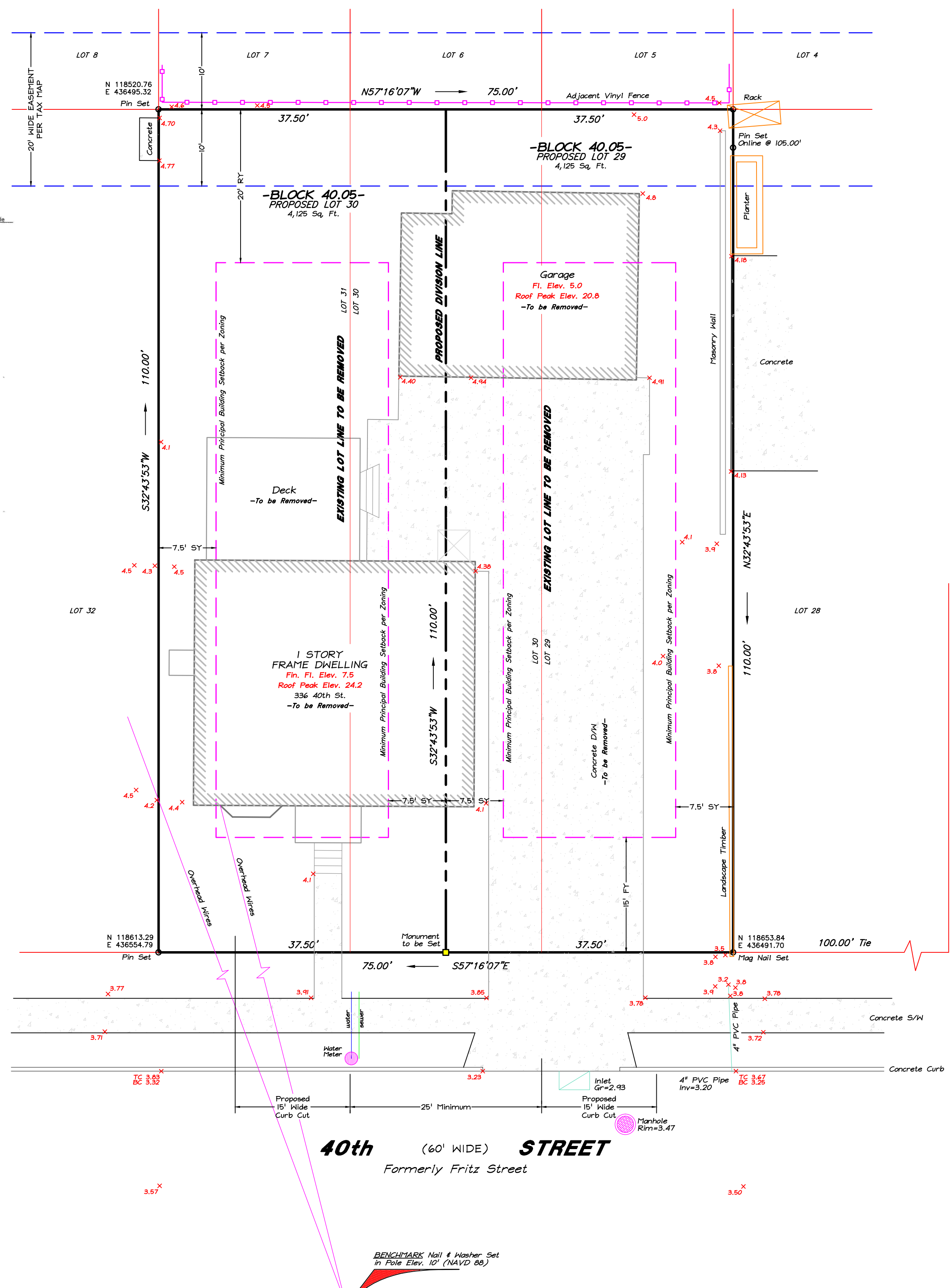
CHAIRMAN

SECRETARY

MUNICIPAL CLERK

GENERAL NOTES:

- THE SITE IS KNOWN AS BLOCK 40.05, LOTS 29, 30 & 31 AS ON SHEET #6 OF THE TAX MAP OF THE CITY OF SEA ISLE CITY.
- THE SITE CONTAINS A TOTAL OF 8,250 Sq. Ft. (0.189 Acres).
- THE SITE IS LOCATED IN THE "R-2" TWO FAMILY RESIDENTIAL DISTRICT.
- THE OWNER IS: **FOUR JRS LLC**
Joseph Romano Jr (Managing Member)
18 50th Street
Sea Isle, NJ 08243
- THE APPLICANT IS: **Frank Edwardi, Jr.**
300 77th Street
Sea Isle, NJ 08243
- THE CAPE LAND SURVEYING LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
- THE APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO SINGLE FAMILY LOTS WITH VARIANCES AS IDENTIFIED IN THE ZONING SCHEDULE. THE LOTS WILL BE DEED RESTRICTED FOR SINGLE FAMILY HOMES ONLY.
- COORDINATES ARE IN FEET AND REFER TO NAD 1983.
- THE UTILITY EXTENSIONS TO THIS PROPOSED SUBDIVISION WILL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS AND THIS SHOULD BE MADE A CONDITION OF THE APPROVAL.
- NFP FLOOD INSURANCE RATE MAP SEA ISLE CITY, MAP NUMBER 34009C0164F EFFECTIVE DATE OCTOBER 5, 2017, SEA ISLE CITY WILL REQUIRE THE TOP OF BLOCK TO BE ELEVATION 11' NAVD 1988.
- PIQ DEED BOOK 4183, PAGE 573.
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED BEFORE THE COMMENCEMENT OF ANY NEW CONSTRUCTION.



"THIS MINOR SUBDIVISION SHALL EXPIRE IF THE FILING OR RECORDING REQUIREMENTS OF ARTICLE II, SECTION E ARE NOT COMPLIED WITH WITHIN 190 DAYS AFTER THE DATE OF APPROVAL"

CAPE LAND SURVEYING LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700
PHONE : (609) 390-9618 EMAIL : OFFICE@CAPESURVEY.COM
OCEANS VIEW, NEW JERSEY 08226

SITUATE IN
BLOCK 40.05
LOTS 29, 30 and 31
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, N.J.

REVISIONS

5-18-20	Added Proposed Curb Cuts
6-18-20	Per Board Meeting
07-23-24	Update Owner

SCALE: 1" = 10'
DATE: 03-17-2020
DRAWN BY: RMT
PROJ NO.: 16226

SHEET: 1
OF: 1