



A Professional Corporation
211 Bayberry Drive, Suite 2A
Cape May Court House, New Jersey 08210
Phone: 609 463-4601

November 1, 2024

VIA HAND DELIVERY

Genell Ferrilli, Board Secretary
Sea Isle City Planning Board
233 John F. Kennedy Blvd., Room 206
Sea Isle City, NJ 08243

Re: Applicant: Frank Edwardi
336 40th Street (Block 40.05, Lots 29, 30 and 31)
Our File No.: 1765-001

Dear Ms. Ferrilli:

Enclosed please find the following documents with respect to the above referenced land use application for minor subdivision and associated variance relief:

1. Application Checklist (one copy);
2. Sea Isle City Planning Board Application, Survey, Plan or Plat Affidavit and Fee Calculation Worksheet (one original and 19 copies);
3. Photographs of the Site (20 sets);
4. Sea Isle Planning Board Resolution 2020-06-04 (20 copies);
5. Plans prepared by The Martinelli Group, LLC dated March 17, 2020, last revised October 23, 2024 (20 sealed sets);
6. Tax Assessors 200-foot list (20 sets);
7. Certification of Proof of Payment of Taxes;
8. Check in the amount of \$850.00 representing the application fee;
9. Check in the amount of \$3,500.00 representing the escrow fee; and
10. Form W-9.

Please note, the Applicant has electronically signed this application. The original, notarized signatures will be delivered under separate cover immediately upon our receipt of the same. We respectfully request this matter be reviewed for completeness and scheduled for a hearing at the earliest opportunity. If you require further information, please let me know.

Best regards,

A handwritten signature in blue ink that reads 'Andrew D. Catanese Jr.'.

ANDREW D CATANESE
acatanese@mcdpclaw.com

ADC/rv

Enclosures

cc: Frank Edwardi (*via email only*)
Cape Land Survey, LLC (*via email only*)

Sea Isle City Planning Board

Applicants Last Name: Edwardi
Property Address: 336 40th Street
Date Submitted to PB Clerk: _____

Application Check List

Applicant must conform with the Checklist requirements contained at Local Code Section 30-1 and Exhibits thereof.

This Application Check List is provided to assist you in submitting a complete application package to the Planning Board. A complete Application Package shall consist of:

ONE (1) copy of this checklist (on top of package) plus one (1) each of the following items:

- Check for Application Fees, made payable to the "City of Sea Isle City"
- Check for Escrow Fees, made payable to "City of Sea Isle City".
- W-9 form, completed and signed by the Applicant (one (1) copy, only)
- PB-3 Application Fees and Escrow Fee Calculation Sheet
- PB-4 Certification and Proof of Payment of Taxes

Plus TWENTY (20) sets of Application, with each set compiled of the following documents:

- PB-1 SICPB current Application form, including signed and dated verification
- PB-2 Survey, Plan, or Plat Affidavit
- TBS PB-5 Notice of Application for Development
- TBS PB-6 Certification of Service
- n/a PB-7 Proposed letter to "200 foot list"
- Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.

NOTE that all Application Packages must be submitted to the Board Clerk in twenty (20) complete sets, (1-original & 19-copies). Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional costs in processing.

No later than ten (10) days before the hearing date, all documents on which the Application will be based must be on file with the Planning Board Clerk.

Finally: within TEN (10) Days prior to the date of the hearing, the Affidavit of Service PB-6 and all certified mail receipts and Proof of Publication must be submitted to the Planning Board Clerk.

**CITY OF SEA ISLE CITY
PLANNING BOARD**

Municipal Services – 2nd Floor
233 John F. Kennedy Boulevard
Sea Isle City, NJ 08243
(609) 263-1166

Location: 336 40th Street

APPLICATION FORM
Date Received: _____

Block: 40.05
Lot: 29, 30 and 31

APPLICATION FOR DEVELOPMENT :

ATTENTION: Applicants must read and comply with all the instructions on this application form and the accompanying sheets of instructions. It is the applicant's responsibility to comply with all requirements of this form, and all other applicable requirements of Local, State and Federal Law. Failure to comply with all such requirements shall constitute grounds for refusal to certify the application as complete, for dismissal or denial of the application. All information requested in this application must be provided. There is no exception to this requirement.

1. Name of Application (s): Frank Edwardi
 Address: [REDACTED]
 Phone Number: [REDACTED] or _____ - _____ - _____
 Owners (s) Name: FOUR JRS, LLC
 Owner (s) Address: [REDACTED]

Note: Pursuant to N.J.S.A. 40:55D-3-3 and D-4, Applicant must be the legal or beneficial owner of the property, or the holder of an option or contract to purchase the property, or other person having and enforceable proprietary interest in the property. The applicant must be present at the hearing.

2. If the applicant is not the legal owner of the record, state whether applicant has contracted to purchase the subject property or holds a lease on the subject property, or has another enforceable Proprietary interest in the property. (Documents evidencing the ownership or other status of the applicant must be attached hereto.
3. The applicant is (check one) a: _____ Corporation _____ Partnership Individual
 _____ LLC _____ Other

Note: If the applicant is a Corporation, it must be represented at the hearing by an attorney. In addition, an officer of the corporation, in addition to the attorney, must be present at the hearing to present testimony.

4. Pursuant to N.J.S.A. 40:55D-48.2, if the applicant is a corporation or partnership, the applicant must list below the names and addresses of all persons having a 10% or more interest and the percentage of interest held by each. Failure to comply with this requirement will subject the applicant to denial or dismissal of the application and a fine of \$1,000.00 to \$10,000.00

N/A

5. Has there ever been another application made before the Planning Board concerning this property: (check one): Yes _____ No

If yes, what was the nature of the application: Minor Subdivision Approval and Hardship & Benefits Variances in June 2020. Same as this application but the approvals expired before the final Plat was recorded. Resolution for the same is included with this application

Was application (check one): Granted _____ Denied

6. Have there ever been applications made for governmental approval concerning this property: N/A

If yes, what was the nature of the application: N/A

7. SUBJECT PROPERTY: Street Address: 336 40th Street
Block: 40.05 Lot: 29, 30 and 31
Zone: R-2

8. If applicant is represented by an attorney, state name, address and phone number of the attorney:
Monzo Catanese DeLollis, P.C. - Andrew D. Catanese, Esquire
211 Bayberry Dr., Suite 2A, Cape May Court House, NJ 08210
(609) 463 - 4601

- 9. Preliminary site plan approval
- Final site plan approval
- Minor Subdivision approval
- Classification of sketch plat for major subdivision
- Preliminary approval of major subdivision
- Final approval of major subdivision
- Hardship variance – N.J.S.A. 40:55D-70 © (1)
- Benefits variance – N.J.S.A. 40:55D-70 © (2)
- Issuance of building permit in bed of street, public drainage way, flood control basis or required public area – N.J.S.A. 40:55D-34
- Issuance of permit for building or structure not related to street – N.J.S.A. 40:55D-36
- Conditional use approval

10. If a variance is sought, state the section (s) of the ordinance from which applicant requests relief
Section 26-46.7 (lot area and lot width)

11. Said property is (give dimensions and area) Currently existing - Dimensions: 75'x110'; Area 8,250sf

And has the following structures (if known, so indicate; or indicate whether dwelling or building, stating use thereof) 1 Story frame dwelling currently existing, which is to be removed

12. Size of Proposed Building: TBD (conforming)

At Street Level: _____ Feet front: _____
Feet deep: _____ Height: _____
Stories: _____ Feet: _____

13. Setbacks of Building:

Front: 15' Rear: 20'
Side: 7.5' Side: 7.5'
% of Building Coverage: 35%

14. Parking: Number of Existing Spaces: >2
Number of Proposed Spaces: conforming
Number of Required Spaces: conforming

15. Date property acquired: Owners acquired property August 2024

16. If a variance(s) would be requested for hardship – N.J.S.A. 40:55D-70 © (1), state the exceptional conditions of property supporting the granting of the variance.

N/A

17. If a variance(s) would be requested based upon the public benefits resulting from the variance – N.J.S.A. 40:55D-70 © (2), state the public benefits and explain how the benefits will substantially outweigh any detriments.

The proposed subdivision promotes various purposes of zoning including 40:55D-2(b) to secure safety from fire flood, panic and other natural and man-made disasters would be advanced by creating two (2) lots that will contain dwellings that comply with current build, codes and the City's floor prevention ordinance 40:55D-2(c) promotes adequate light, air and open spaces and 40:55D-2(i) promotes a desirable visual environment through creative development techniques and good design and arrangement by consulting new dwelling units that comply with current construction code utilizing modern architecture design features. Also see Resolution No. 2020-06-04.

18. If applicant is requesting any variance (under #9, #16, #17 above) supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

The proposed project will not substantially impair the intent or purposes of the zoning ordinance or zone plan because the proposed subdivision is consistent with the character and scheme of the neighborhood and the variances requested are de minimis in nature; therefore the slight deviations will not result in any substantial impact on surrounding properties, particularly in light of the configuration of many surrounding structures.

19. All applicants must attach to this application a schedule showing the following information (if applicable) N/A

Type of construction (check one): Frame Stone Brick Cement

Present use of existing building(s) and premises: Single family dwelling.

Describe any deed restrictions affecting this property: n/a

	Total proposed dwelling units:	<u>2</u>
Total proposed professional and/or business and/or commercial units:		<u>N/A</u>
	Total proposed floor area:	<u>TBD (conforming)</u>
	Total proposed parking spaces:	<u>TBD (conforming)</u>

A photograph(s) of land and building involved in the application. Names and addresses of all expert witnesses proposed to be used.

Cape Land Survey, LLC - 1217 Shore Road, Suite 106, Ocean View, New Jersey

Proof of payment of all taxes due and owing on the premises: Provided

20. A legible plot plan or survey to scale (not less than 1" = 50' or the property) indicating the existing and/or proposed structure with adjoining property and structures accompanying this application. Scale drawing of not less than 1/4" = 1' of the proposed building(s) of the existing structure indicating the changes, alterations or additions contemplated will be presented at the hearing, if relevant.

21. If applicant requests that the Planning Board waive any requirements of site plan review required under Ordinance No. 858 (1986) applicant shall state each requirement for which it seeks waiver, and state the reasons for the waiver. (Required fees may not be waived). Site Plan review requirements will not be waived for new construction. Rather, it will only be considered for modification or expansion or existing structures or improvements. A grant or your request will only resulting a waiver of those requirements that the Planning Board feels are appropriately waived, and in no way relieves you of any other responsibilities or requirements which may pertain, such as for example, the need to obtain subdivision approval or the grant of any variances. Furthermore, all the usual requirements of obtaining a building or construction permit must also be complied with.

N/A

APPLICANT must sign the following certification:

I certify that the foregoing statements made by me are true and complete. I am aware that
If any of the foregoing statements made by me are willfully false, I am subject to punishment.

DocuSigned by:



C969E33F6CA4414

Applicant Signature

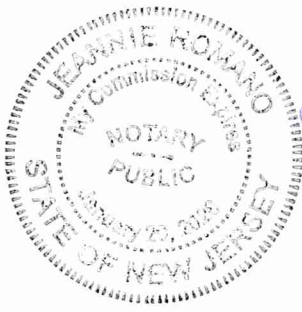
If applicant is not owner of the property, have owner sign below consent or file with application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this 21 day of October, 2024

FOUR JRS LLC *for Ramon J*
Owner of Property

[Redacted]
Address

[Redacted]
Phone



Sworn and subscribed before me
This 21 day of October, 2024

[Handwritten Signature]

(Signature of person authorized to take oaths)

Applicant/appellant's Name and Address:

Frank Edwardi

[Redacted]

Owners Name and Address:

FOUR JRS, LLC

[Redacted]

Subject Property – Street Address:

336 40th Street

Subject Property – Block and Lot Number:

Block: 40.05

Lot(s): 29, 30 and 31

APPOINTMENT OF AGENT

Frank Edwardi

(Party in interest)

Do hereby appoint Andrew D. Catanese, Esquire

As my Agent for all purposes concerning this matter, and do agree to accept, as my (our) own act and deed, all acts performed by said Agent concerning the matter.



C969E33F6CA4414...

Party in interest

Witness

Subscribed and sworn to
Before me, this ____ day of
_____, 20__.

**SEA ISLE CITY PLANNING BOARD
SURVEY/PLAN/PLAT AFFIDAVIT**

State of New Jersey :
 : ss.
County of Cape May :

Name of Appellant/Applicant: Frank Edwardi

Address of Subject Property: 336 40th Street

Tax Block: 40.05 Lot(s): 29, 30 and 31

.....
Frank Edwardi, being duly sworn according to law, upon his/her oath, deposes and says:

1. ~~I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.~~
2. I verify that the attached sealed survey/plan/plat prepared by Cape Land Survey, LLC and dated March 17, 2020 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Planning Board and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

Subscribed by:

C989E33F6CA4414
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this _____ day of _____, 20____.

Notary Public

SICZB / PB -3

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT / **SEA ISLE CITY PLANNING BOARD**
SCHEDULE OF APPLICATION FEES AND ESCROW FEES

NAME of Appellant/Applicant: Frank Edwardi

Address of Subject Property: 336 40th Street

Tax Block: 40.05

Lot(s): 29, 30 and 31

Please review the following schedule*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)	X	\$ 500.00	+	\$ 1,500.00	\$2,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)	X	\$ 350.00	+	\$ 2,000.00	\$2,350.00
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
OTHER					
Any special meeting at request of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$ 850.00	+	\$ 3,500.00	= \$ 4,350.00

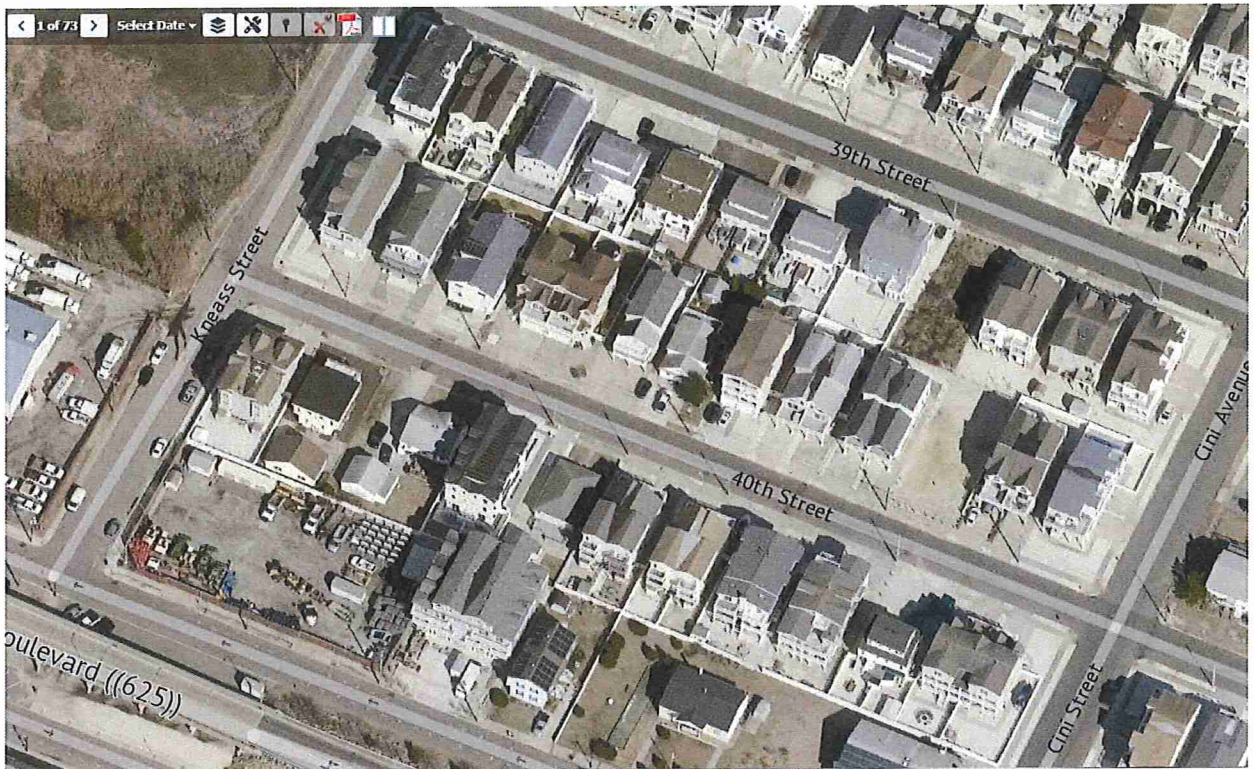
** Special meetings are held only with prior Board approval and solely at the Board's discretion **

[[SICPB/ZB Fees Form effective 2/21/17 as per Ordinance No. 1598 (2016) Page 1 of 1]]

PLEASE NOTE: When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)







Jon D. Batastini, Esquire
Attorney ID 025972000
LOVELAND GARRETT & BATASTINI
A Professional Association
801 Asbury Avenue, Suite 412
Ocean City, New Jersey 08226-3625
(609) 399 0035

Attorney for City of Sea Isle City Planning Board

City of Sea Isle City Planning Board

Sea Isle Planning Board 2020 - 06 - 04

APPLICATION OF: Frank Edwardi

PROPERTY: Block: 40.05 Lots: 29, 30 & 31
336 40th Street

WHEREAS, Frank Edwardi, is the owner of referenced property and same is designated on the Tax Map of the City of Sea Isle City; and

WHEREAS, Frank Edwardi, is the Applicant; and

WHEREAS, the Applicant was represented F. Thomas Hillegass, Esq.; and

WHEREAS, Plan of Minor Subdivision was submitted by George Swenson, PLS 3/17/20 5/18/20, Block 40.05, Lots 29, 30 & 31; and

WHEREAS, Carmen J. LaRosa, RA, PP and Frank Edwardi testified on behalf of the Applicant; and

WHEREAS, the Applicant has filed a complete application with the City of Sea Isle City Planning Board seeking to subdivide the overall parcel into two (2) separate parcels which will have identical lot areas and lot dimensions; and

WHEREAS, each parcel would have thirty-seven point five (37.5') foot of frontage on 40th Street and a lot depth of one hundred ten (110') feet and each lot would have a lot area of

four thousand one hundred twenty-five (4,125 sq. ft.) square feet; and

WHEREAS, the property is located in the R-2 Two-Family Residential District and is currently oversized; and

WHEREAS, the Board has considered the plan submitted and the testimony of the applicant and it makes the following findings of fact:

Each parcel shall have thirty-seven point five (37.5') foot of frontage on 40th Street and a lot depth of one hundred ten (110') feet and each lot shall have a lot area of four thousand one hundred twenty-five (4,125 sq. ft.) square feet.

The application requires minor subdivision approval with variances.

The Applicant requires the following variances for each lot:

1. Min. Lot Area 5,000 sq. ft. is required and 4,125 sq. ft. proposed.
2. Min. Lot Width 50 ft. is required and 37.5 ft. proposed.

The Applicant removed the request for the side yard setbacks and has agreed to maintain side yards at 7.5 feet for each Lot.

The Applicant agreed to deed restrict the two lots for single family dwelling use only.

The subdivision of the lot will advance air, light and open space by permitting two buildings with space between each other as opposed to one larger building.

The Applicant agreed to use John Hardy Fire Rated Siding or similar product on each building.

The subdivision will improve the safety of the neighboring dwelling by the required use of John Hardy Fire Rated Siding or similar product.

The area is zoned residential and single-family dwellings are permitted.

WHEREAS, a member of the public commented as follows: Marlene Denber @ 323-B

JFK Blvd. in regards to some confusion regarding the sub-division and exactly how many lots and structures there will actually be and what kind of parking will be created and the number of stories and height of the buildings; and

WHEREAS, the Board having considered the testimony and evidence presented made the following conclusions of law:

The applicant had established the C(2) basis under the Municipal Land Use Law for the granting of the variances requested because 1.) the building of two single family dwellings and the 7.5 ft of side yard setbacks for each subdivided lot provides for more air, light and open space 2) the use of John Hardy Fire Rated Siding or similar product will advance protection from fire to the neighboring properties and 3) in lieu of one large two unit dwelling, the single family dwellings will look less massive.

The variances could be granted for the above reasons and could be granted without substantial detriment to the public good in light of the fact that the neighborhood is residential in nature and the positive criteria outweigh any negative criteria.

The granting of the variances to allow the departures will not substantially impair the intent and the purpose of the zone plan and zoning ordinance since the balancing of the positive criteria outweigh the negative criteria. Here, residential use is permitted and the intent and purposes set forth above under the C(2) criteria do not substantially impair the purpose of the zone plan and zoning ordinance.

The Applicant satisfied the criteria for a Minor Subdivision approval.

NOW, THEREFORE, BE IT RESOLVED by the City of Sea Isle City Planning Board at its meeting on June 8, 2020, that the stated variances are approved and that the Applicant met

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the standard for minor subdivision approval and for the variance approvals. Mr. Greco made the motion and Mr. McCusker second the Motion. The Motion passed.

Further conditioned that there be no deviation in the design, construction material or building elevations from that which was presented to the Board as a part of the application other than minor changes as determined after the review of the Zoning Officer.

Further conditioned that no subsequent additions, alterations or changes can be made without further review by the Board.

Further conditioned that the Applicant will provide cost estimates for the on-site improvements in the event the Board Engineer deems same appropriate as well as providing adequate performance guarantees.

Further conditioned that the Applicant provide seventy-two hour notice to the Board Engineer for all inspections.

Further conditioned upon any conditions in the Engineering and Planning report by Andrew A. Previti, P.E., of the firm of Maser Consulting PA, dated May 26, 2020 being complied with but not further contained herein and to specifically include a new sanitary sewer service and a new water supply service for proposed lot 29 as required by the DPW, the utility extension to this proposed subdivision shall be coordinated with the Department of Public Works, all existing improvements are to be removed before seeking permits or a bond must be posted with the City guaranteeing removal of the structure.

A condition of approval shall be the filing of this Minor Subdivision Plan.

Water runoff shall be directed to the curb and not the sidewalk, and the recording of a restrictive deed for single family dwellings only.

Further conditioned upon agreement by the Applicant to specific items not contained

Page 5 of 5

within this Decision and Resolution, but which were otherwise set forth in the record of the hearing, which are incorporated herein by reference though not set forth at length herein.

The Applicant shall comply with all provisions of the City of Sea Isle City Planning Board and Land Development Ordinance and any and all Municipal, County, State and/or Federal Laws or Regulations relating or applicable to the proposed project.

Dated: 7/22/20

City of Sea Isle City Planning Board

/s/ Antimo Ferrilli
Antimo Ferrilli, Vice Chairperson
/s/ Frances Steelman
Frances Steelman, Board Member

The foregoing is a true copy of the Resolution adopted by the City of Sea Isle City Planning Board at its meeting on the 20th day of July, 2020 as held at said meeting.

Dated: 7/27/2020

Genell M. Ferrilli
Genell M. Ferrilli, Secretary
City of Sea Isle City Planning Board



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

609-263-4461

I, Joseph A. Berrodin, Jr., CTA, Tax Assessor of the City of Sea Isle City, New Jersey, hereby certify that the attached is a list of owners within two hundred (200) feet of Block 40.05 - Lot 29,30,31, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

Note: If this is an application for subdivision or site-plan approval, the applicant must notify the corporate secretary of all public utilities and the general manager of all cable television companies that own land or any facilities that possess a right-of-way or easement within two hundred (200) feet of the applicant's property.

Dated 10-25-24

Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
39.05 1 C-N	3905 KNEASS ST NORTH 2	2	CURRENT OWNER 316 DAVIS RD HAVERTOWN, PA	19083
39.05 1 C-S	3905 KNEASS ST SOUTH 2	2	CURRENT OWNER 930 MANOR AVE MEADOWBROOK, PA	19046
39.05 3 C-N	343 40TH ST NORTH 4	2	CURRENT OWNER 343 40TH ST NORTH SEA ISLE CITY, NJ	08243
39.05 3 C-S	343 40TH ST SOUTH 4	2	CURRENT OWNER 130 MAIN ST OLEY, PA	19547
39.05 5	337 40TH ST 6	2	CURRENT OWNER 312 NORTH QUAIL DR MARMORA, NJ	08223
39.05 7 C-E	333 40TH ST EAST 8,9	2	CURRENT OWNER 850 SYMPHONY LN BLUE BELL, PA	19422
39.05 7 C-W	333 40TH ST WEST 8,9	2	CURRENT OWNER 3633 GENESEE PL PHILADELPHIA, PA	19154
39.05 10	317 40TH ST 11.01	2	CURRENT OWNER 1740 S STATE RD UPPER DARBY, PA	19082
39.05 11.02	315 40TH ST 12,13.01	2	CURRENT OWNER 315 40TH ST SEA ISLE CITY, NJ	08243
39.05 13.02 C-B	313 40TH ST 1STFLR 14	2	CURRENT OWNER 313A 40TH ST SEA ISLE CITY, NJ	08243
39.05 15 C-E	313 40TH ST 2ND FLR 14	2	CURRENT OWNER 421 RITTENHOUSE CIR HAVERTOWN, PA	19083
39.05 15 C-E	311 40TH ST EAST 16	2	CURRENT OWNER 25 LONGWOOD DR STRATFORD, NJ	08084
39.05 15 C-W	311 40TH ST WEST 16	2	CURRENT OWNER 128 BELL AVE MT ROYAL, NJ	08061

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
39.05 25 C-N	346 39TH ST NORTH 26	2	CURRENT OWNER 944 COUNTY LINE RD BRYN MAWR, PA	19010
39.05 25 C-S	346 39TH ST SOUTH 26	2	CURRENT OWNER 151 ALYSSA DR MT ROYAL, NJ	08061
39.05 27 C-E	342 39TH ST EAST 28	2	CURRENT OWNER ONE BELMONT AVE BALA CYNWYD, PA	19004
39.05 27 C-W	342 39TH ST WEST 28	2	CURRENT OWNER 1074 HEARTSEASE DR WEST CHESTER, PA	19382
39.05 29 C-A	338 39TH ST FRONT 30	2	CURRENT OWNER 2500 MEADOWVIEW CIR WINDERMERE, FL	34786
39.05 29 C-B	338 39TH ST REAR 30	2	CURRENT OWNER PO BOX 362 GWNEDD VALLEY, PA	19437
39.05 31 C-A	334 39TH ST EAST 32	2	CURRENT OWNER 7 BRISTOL LANE PALM COAST, FL	32137
39.05 31 C-B	334 39TH ST WEST 32	2	CURRENT OWNER 4066 FIRST AVE LAFAYETTE HILL, PA	19444
39.05 33 C-A	330 39TH ST EAST 34	2	CURRENT OWNER 2806 BRECKENRIDGE BLVD NORRISTOWN, PA	19403
39.05 33 C-B	330 39TH ST WEST 34	2	CURRENT OWNER 1220 WOLF ST PHILADELPHIA, PA	19148
39.05 35 C-A	326 39TH ST EAST 36	2	CURRENT OWNER 1338 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107
39.05 35 C-B	326 39TH ST WEST 36	2	CURRENT OWNER 1338 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107
39.06 13	401-411 40TH ST 14-16,19-22	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
40.05 1	345-347 JFK BLVD 2-8	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
40.05 9	325 JFK BLVD 10,11	4A	CURRENT OWNER P O BOX 147 SEA ISLE CITY, NJ	08243
40.05 12	323 JFK BLVD 13	2	CURRENT OWNER 323 B JFK BLVD SEA ISLE CITY, NJ	08243
40.05 14	309 JFK BLVD 15-18	15F	CURRENT OWNER 309 JFK BLVD BOX 444 SEA ISLE CITY, NJ	08243
40.05 25 C-E	348 40TH ST EAST 26	2	CURRENT OWNER 348 40TH ST EAST SEA ISLE CITY, NJ	08243
40.05 25 C-W	348 40TH ST WEST 26	2	CURRENT OWNER 2820 HARGRAVE ST PHILADELPHIA, PA	19136
40.05 27	344 40TH ST 28	2	CURRENT OWNER 35 KNOCK KNOLL CIR WILLOW GROVE, PA	19090
40.05 29	336 40TH ST 30,31	2	CURRENT OWNER 18 50TH ST SEA ISLE CITY, NJ	08243
40.05 32 C-E	332 40TH ST EAST 33	2	CURRENT OWNER 145 N 17TH ST CAMP HILL, PA	17011
40.05 32 C-W	332 40TH ST WEST 33	2	CURRENT OWNER 332 40TH ST WEST SEA ISLE CITY, NJ	08243
40.05 34	330 40TH ST 35	2	CURRENT OWNER 1437 ROOSEVELT AVE PELHAM MANOR, NY	10803
40.05 36 C-E	324 40TH ST EAST 37	2	CURRENT OWNER 3262 REGAL RD BETHLEHEM, PA	18020
40.05 36 C-W	324 40TH ST WEST 37	2	CURRENT OWNER 324 40TH ST WEST SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
40.05 38 C-E	318 40TH ST EAST 39	2	CURRENT OWNER 12634 LYNCHBURG CT ORLANDO, FL	32837
40.05 38 C-W	318 40TH ST WEST 39	2	CURRENT OWNER 42 AVIARY RD WEST DEPTFORD, NJ	08086
40.05 40 C-A	316 40TH ST EAST 41	2	CURRENT OWNER 28 DECHERT RD CONSHOHOCKEN, PA	19428
40.05 40 C-B	316 40TH ST WEST 41	2	CURRENT OWNER 1446 NORTH MAIN ST WILLIAMSTOWN, NJ	08094
40.06 1	401-411 JFK BLVD 2-5,11-16	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
40.06 6	4001-4019 SOUNDS AVE 7-10,17-22	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

**SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037**

**VERIZON ENGINEERING DEPT.
10 TANSBORO ROAD FLR 2
BERLIN, NJ 08009**

**CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY
ATTN: CORPORATE SECRETARY
P.O. BOX 610
CAPE MAY COURT HOUSE, NJ 08210**

**COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE
ABSECON, NJ 08201**

**ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY SUITE 399
MAYS LANDING, NJ 08330**

**SEA ISLE CITY MUNICIPAL WATER AND SEWER
ATTN: CITY CLERK
4501 PARK ROAD
SEA ISLE CITY, NJ 08243**

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-12.

**CITY OF SEA ISLE CITY
TAX & UTILITY COLLECTOR
233 JFK BLVD ROOM #204
SEA ISLE CITY, NJ 08243
PHONE: (609) 263-4461 EXT. 1215
FAX: (609) 263-6139**

DATE: 10/29/2024

RE: Certification of Taxes and Utility Accounts for the Planning / Zoning Board.

BLOCK / LOT / QUAL: **40.05 / 29**
ACCT ID#: **1280-0**
LOCATION: **336 40th STREET**
OWNER OF RECORD: **FOUR JRS LLC**

This is to certify that Taxes **(ARE)** or ARE NOT paid to date on the above property.

Comments: **Property taxes are paid through the 3RD quarter of 2024. Water / Sewer taxes are paid through 3RD quarter of 2024.**

Please contact the Tax Collector's Office if you have any questions.

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

10/29/2024

Date

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Frank Edwardl

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
 Individual/sole proprietor C corporation S corporation Partnership Trust/estate
 LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
 Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
 Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

5 Address (number, street, and apt. or suite no.). See instructions.
[Redacted]

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[Redacted]


Employer identification number
[Redacted]

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Date
 11/1/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they