

Adopted \_\_\_\_\_, 2005

## SEA ISLE CITY ZONING BOARD OF ADJUSTMENT APPLICATION / APPEAL FORM

Date of Application / Appeal: \_\_\_\_\_

**1. Location of premises that are the subject of this matter:**Street address: 3918 Landis Avenue, Unit C-01Tax Block: 39.03Lot(s): 10,11.01,11.02,12.01,12.02,  
23.03,24.03

Zoning District in which premises are located: \_\_\_\_\_

C-1**2. Name, address, phone nos. for Applicant(s):**

[see Notes page]

O'Rourke Properties, LLC

c/o Shannon O'Rourke

Designate a **contact person**:Name: Donald A. Wilkinson

Best method(s) to reach the contact person:

Telephone 609-263-0077 Cell Fax e-mail regular mail

**3. Applicant is (check one):** ☒ property owner ☐ contract purchaser

If contract purchaser, you must attach a copy of the contract to the application.

**4. X Check here if the Applicant is a corporation or partnership.**

[If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

**5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:**

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: Donald A. Wilkinson, Esq.Address: 4210 Landis AvenueSea Isle City, NJ 08243Telephone: 609-263-0077

Fax: \_\_\_\_\_

Did an attorney or other land use professional assist you in the preparation of this application? Yes ☒ No ☐

6. **Type of application presented** (check all that apply):

- ☐ Appeal from decision of Zoning Official NJSA 40:55D-70a  
☐ Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b  
☒ ☐ Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)  
☐ Flexible "c" variance NJSA 40:55D-70c(2)  
☒ ☐ Use variance or "D" variance NJSA 40:55D-70d  
     ☒ (1) Use or principal structure not permitted in zoning district  
     ☒ (2) Expansion of non-conforming use  
     ☐ (3) Deviation from conditional use standard  
     ☐ (4) Increase in permitted floor area ratio  
     ☐ (5) Increase in permitted density  
     ☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%  
  
☐ Permit to build in street bed NJSA 40:55D-34  
☐ Permit to build where lot does not abut street NJSA 40:55D-36  
☐ Site plans NJSA 40:55D-76  
     ☐ Major site plan review  
         ☐ Preliminary site plan approval  
         ☐ Final site plan approval  
     ☐ Minor site plan review  
     ☐ Waiver of site plan  
☐ Subdivision NJSA 40:55D-76  
     ☐ Minor subdivision  
     ☐ Major subdivision  
         ☐ Preliminary approval  
         ☐ Final approval  
     ☐ Waivers from subdivision and/or site plan standards  
☐ Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

☐ vacant lot

☒ developed with the following Principal Structure(s):

- |  |   |
|--|---|
| <input type="checkbox"/> single family dwelling  | <input type="checkbox"/> commercial building: _____ |
| <input type="checkbox"/> two family dwelling   | <input type="checkbox"/> public building: _____     |
| <input type="checkbox"/> triplex   | <input type="checkbox"/> other: _____               |
| <input checked="" type="checkbox"/> other multi-unit residential structure [number of units: <u>25</u> ] |   |

The Principal Structure was originally built (date) Unknown.

The most recent structural changes were made (date) Unknown and consisted of \_\_\_\_\_.

Accessory structures. At present, the following are on the property:

- ☐ detached garage      ☐ storage shed      ☐ dock(s)  
☐ swimming pool      ☐ other: \_\_\_\_\_

Lot area and dimensions. At present, the lot is:

- ☐ Less than 3,500 square feet (substandard non-buildable)  
☐ Between 3,500 s.f. and minimum lot area permitted in zoning district (substandard buildable).  
☒ Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

- ☐ No on-site parking is available.  
 Number of on-site parking spaces: 23 How many are stacked parking? \_\_\_\_\_

Number and location of driveways: \_\_\_\_\_

Elevation level.

Flood elevation of the property is: \_\_\_\_\_

Elevation at top of curb, street frontage is: \_\_\_\_\_

This property ☒ is ☐ is not ☐ on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

- ☐ single family dwelling      ☐ restaurant  
☐ two family dwelling      ☐ store  
☐ three family dwelling      ☐ public building  
☐ other multi-family dwelling      ☐ office  
☐ Other (describe) Applicant's property is a commercial hair salon

The property has been used in this manner since 1987. Before that time, the property was used as N/A

8. **Proposed structure or use.** Applicant wishes to (check all that apply):

- ☐ Change the **size, bulk or location** of existing structure.

- ☒ change the **use** of the property or existing structure.  
☐ remove existing structures and build new structure.  
☐ other: \_\_\_\_\_

Describe your proposed changes:

Applicant is proposing to convert existing Unit 1 from commercial hair salon to residential unit.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:

Use- 26-52.1 First floor residence

Any other pre-existing non-conforming conditions as deemed necessary.

If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.

Proposed residential use permitted only in conjunction with mixed commercial use.

The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

- ☐ Land Use Procedures, Sec. XXIX \_\_\_\_\_  
☐ Site Plan Review, Sec. XXX \_\_\_\_\_  
☐ Land Subdivision, Sec. XXXII \_\_\_\_\_  
☐ Signs, Sec. XXXIII \_\_\_\_\_

10. **Existing and Proposed Conditions.** Supply the following information.

Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

EXISTING CONDITIONS

REQUIRED BY ORDINANCE

PROPOSED

VARIANCE  
REQUIRED  
YES/NO

Zoning District: C-1**LOT AREA/DIMENSIONS:**

\*All conditions pre-existing as  
shown on attached condominium  
survey.

Lot Frontage	_____	_____	_____	_____
Lot Depth	_____	_____	_____	_____
Lot Area (s.f.)	_____	_____	_____	_____

**PRINCIPAL STRUCTURE**    *For the principal structure on the property, indicate the following:*    Note: "SB" = setback

Front Yard SB	_____	_____	_____	_____
Side yard SB #1	_____	_____	_____	_____
Side yard SB #2	_____	_____	_____	_____
Total SYSB	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

**ACCESSORY  
STRUCTURES**

*For all accessory structures on the property, indicate the following:*

Front Yard SB	_____	_____	_____	_____
Side Yard SB #1	_____	_____	_____	_____
Side Yard SB #2	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Distance to other buildings	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

**EXISTING  
CONDITIONS**

**REQUIRED BY  
ORDINANCE**

**PROPOSED**

**VARIANCE  
REQUIRED  
YES/NO**

**LOT COVERAGE**

Principal

building (%)	_____	_____	_____	_____
Accessory building (%)	_____	_____	_____	_____

**FLOOR AREA RATIO**

Principal bldg	_____	_____	_____	_____
Accessory bldg	_____	_____	_____	_____

**PARKING**

Location	_____	_____	_____	_____
No. spaces on-site	_____	_____	_____	_____
Driveway	_____	_____	_____	_____

**SIGNS**

Dimensions	_____	_____	_____	_____
Number	_____	_____	_____	_____
Location	_____	_____	_____	_____
Type (Freestanding or Building Mounted)	_____	_____	_____	_____

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.

\_\_\_\_\_  
Not to our knowledge.

12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted without substantial harm to the neighborhood and without significant overturning of the Master Plan.
13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use

in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
  
15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
  
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.  


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17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
James McAfee	105 Roosevelt Blvd, Suite 1A Marmora, NJ	609-200-6086	

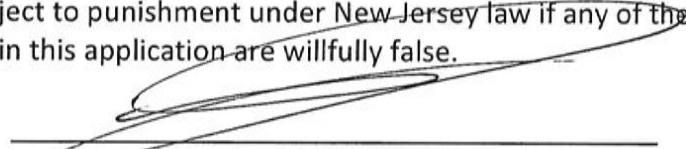
12,13,15. The applicant is the owner of Unit 1 of the Landis Avenue Condominium located on the corner of Landis Avenue and 40<sup>th</sup> Street in a C-1 zone. The age of the structure is unknown. It was converted into a condominium in 1982. The condominium contains 25 units, all of which are residential except the applicant's unit which is a leased commercial hair salon. The Master Deed limits the use of all units to residential except the applicant's unit which is expressly limited to "beauty shop" only "or it shall revert to a private motel residence" (Page 10 (a) Master Deed- Rules and Regulations.) The applicant leases the unit to the proprietor of "Bella Roots" beauty salon. Said Tenant has canceled its lease. Applicant is proposing to change the use to a conforming residence in accordance with the condominium rules. Applicant has been unable to find a tenant for the existing use. It is believed there is little realistic option to find a new beauty shop tenant and the condominium rules prohibit any other commercial use of the unit. The proposed use will be compatible with the existing condominium use with minimal impact on the intent of the Zoning Ordinance in this particular case.



**VERIFICATION OF APPLICATION**

I, DONALD A. WILKINSON, ESQ., do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

  
\_\_\_\_\_  
(Signature of Applicant; print name beneath)

ATTORNEY FOR APPLICANT

Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
SURVEY/PLAN/PLAT AFFIDAVIT

State of New Jersey :

County of Cape May : ss.

Name of Appellant/Applicant: O'Rourke Properties, LLC

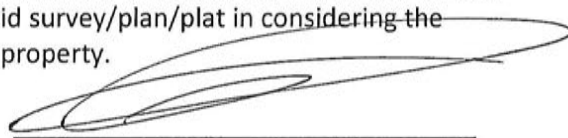
Address of Subject Property: 3918 Landis Avenue, Unit 01

Tax Block: 39.03

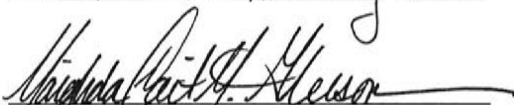
Lot(s): 10,11.01,11.02,12.01,12.02,23.03,24.03

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Donald A. Wilkinson, Esq., being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the attorney for 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 James McAfee and dated 1/15/25 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 Zoning Board of Adjustment 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.

  
Signature of Owner/Appellant/Applicant  
DONALD A. WILKINSON, ESQ.

Sworn and subscribed to before me  
this 14 day of February, 2025.

  
Notary Public  
MAIGHDA-CAIT MOIRIN GLEESON

A Notary Public of New Jersey  
My Commission Expires November 14, 2027

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

NAME of Appellant/Applicant: O'ROURKE PROPERTIES, LLCAddress of Subject Property: 3918 LANDIS AVE, UNIT 01Tax Block: 39.03Lot(s): 10, 11, 01, 11-02, 12.01, 12.02, 23.03, ~~24~~ 24.03

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
<b>VARIANCES</b>					
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
4. Use Variance (40:55D-70d) (Incl. floor area ratio)	X	\$ 200.00	+	\$ 1,500.00	1,700
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
<b>PLANNING BOARD</b>					
Each informal review		\$ 100.00	+	\$ 1,500.00	
<b>SUBDIVISION</b>					
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)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n / a	
<b>SITE PLANS</b>					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
<b>OTHER</b>					
**Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		\$ 700	+	\$ 3,000	=\$3,700

\*\* 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.)

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
CERTIFICATION OF PAYMENT OF TAXES AND MUNICIPAL LIENS

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Name of Appellant/Applicant: O'Rourke Properties, LLC


Address of Subject Property: 3918 Landis Avenue, Unit 01

Tax Block: 39.03

Lot(s): 10,11.01,11.02,12.01,12.02,23.03,24.03

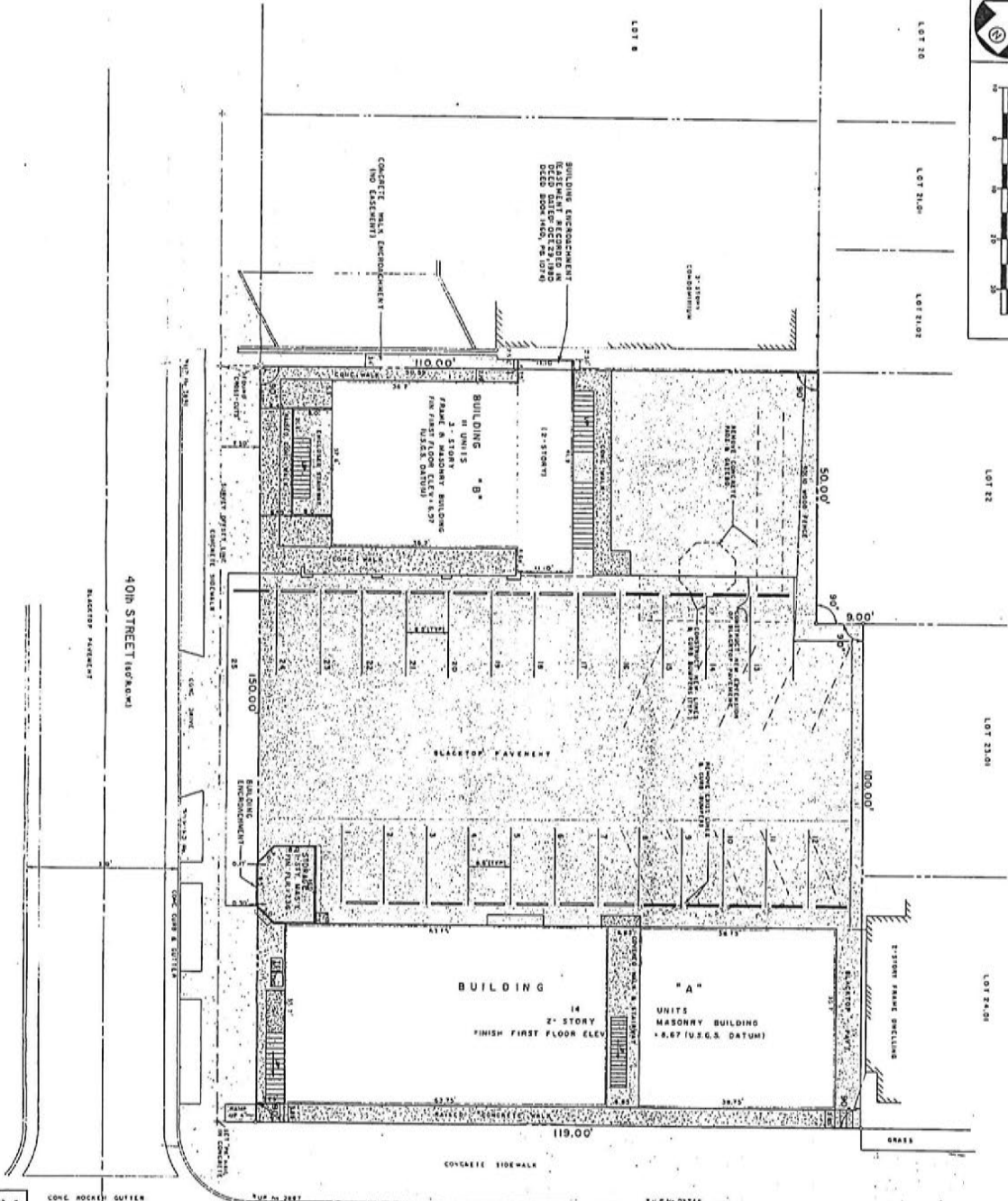
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The above-named appellant or applicant hereby certifies as follows:

1. I am the attorney for 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 all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges, are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

  
\_\_\_\_\_  
Signature of Owner/Appellant/Applicant  
DONALD A. WILKINSON, ESQ.

***Attach to this form the signed certification of paid taxes provided by  
the Sea Isle City Tax Collector.***

## 2458E



40th STREET (S.O.W.)

BLACKTOP PLANTING

LANDIS AVENUE (70' R.O.W.)

BLACKTOP PAVEMENT

PRIVATE  
ELEMENTS

### LEGEND

NOTES

AREA OF SITE = 17,400 SQ. FT. (0.399 Acre)  
NUMBER OF UNITS = 25  
NO. OF PARKING SPACES = 25

**SITE LOCATOR**  
SCALE: 1"=1500'

SCALE 1" = 1500'

**"LANDIS AVENUE CONDOMINIUM"**

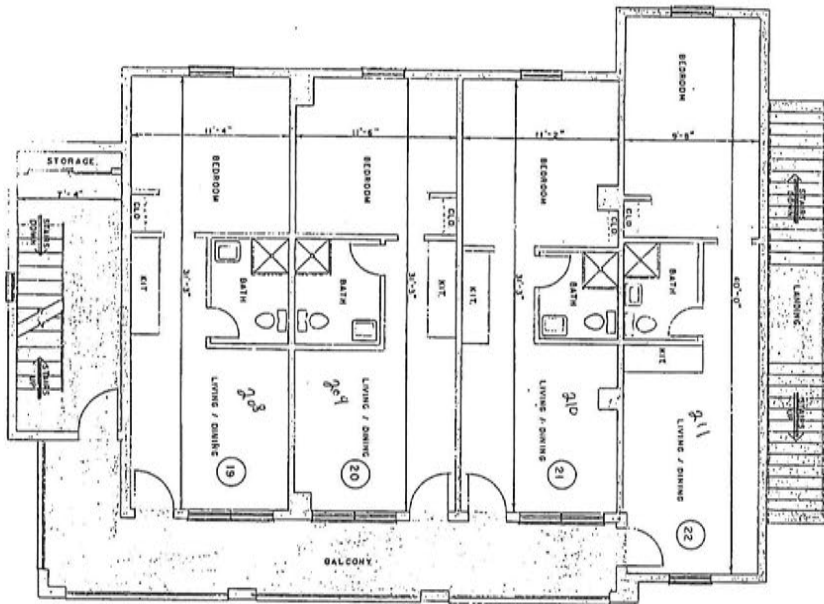
EXHIBIT "B"

#2458  
vol 1 pg 3

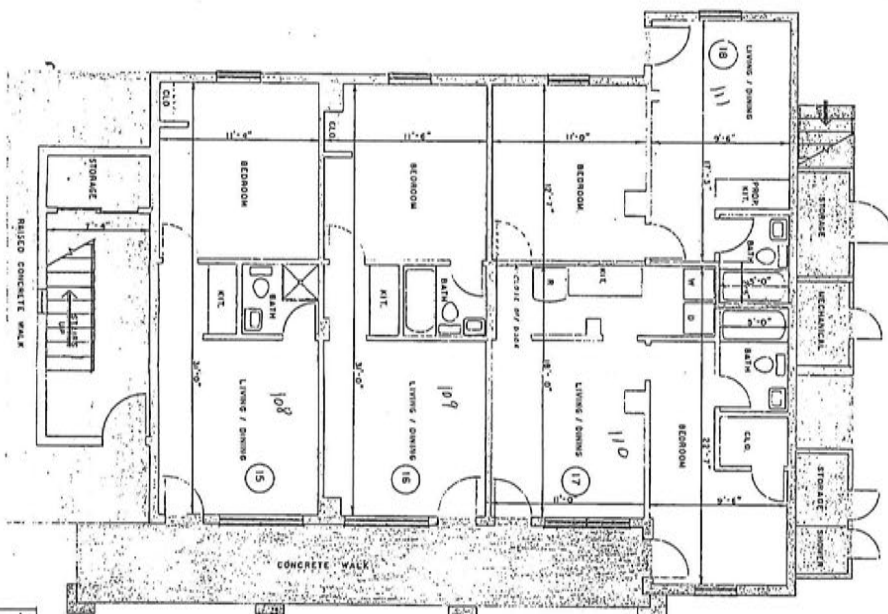
EVERLAND, MUDRY & ASSOCIATES

ROUTE TO SEE ELSONA DRIVE

[illegible][illegible]



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- PRIVATE ELEMENTS
- COMMON ELEMENTS
- UNIT DESIGNATION

ENHART 24

LANDS AVENUE CONDOMINIUM  
BUILDING "B"  
LANDS AVE. & 40th ST.  
CAPE MAY COUNTY, N.J.

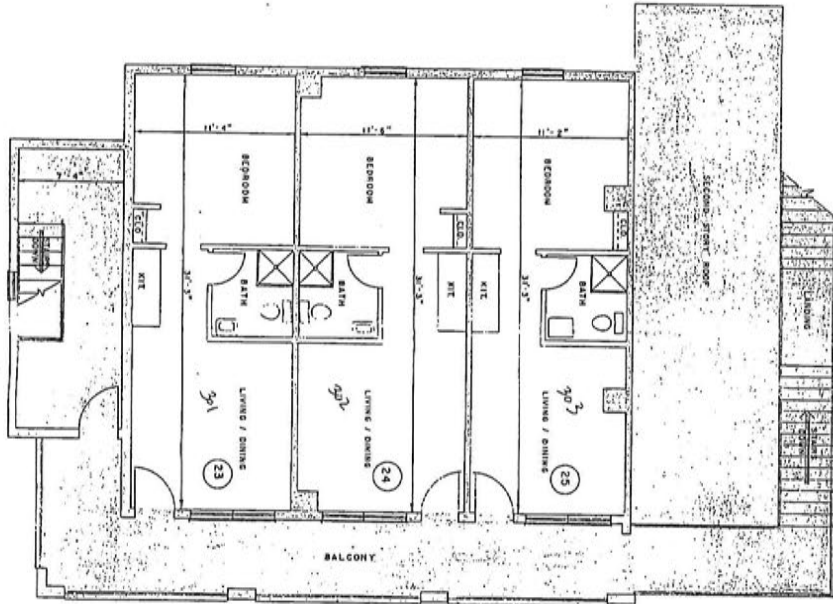
EVERETT, JAMES & ASSOC.  
ARCHITECTS  
1000 N. 10th St., Suite 100  
Camden, NJ 08102

GEORGE J. EVERETT  
ARCHITECT  
1000 N. 10th St., Suite 100  
Camden, NJ 08102

APR 24, 1985  
RECEIVED  
CAMDEN, NJ 08102

2458D

08542



2458D 01502-545 mcl 11-50

#2458  
3043

- PRIVATE ELEMENTS
- COMMON ELEMENTS
- UNIT DESIGNATION

EXHIBIT "C"

LANDIS AVENUE CONDOMINIUM  
BUILDING "B"  
LANDIS AVE. & 40th ST  
SEA ISLE CITY  
CAPE MAY COUNTY, NJ

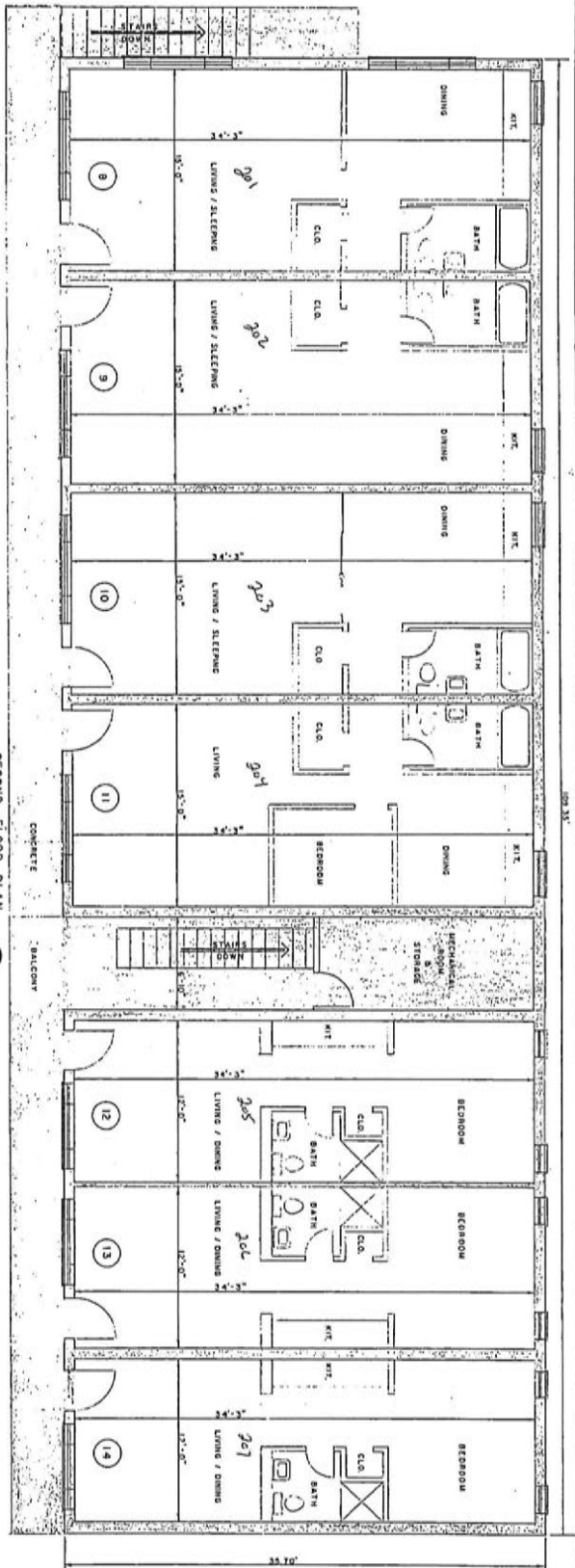
Everland Mundy & Associates

Architect  
1000 N. 1st St.  
Cape May, NJ 08204  
Tel: 856-231-1105

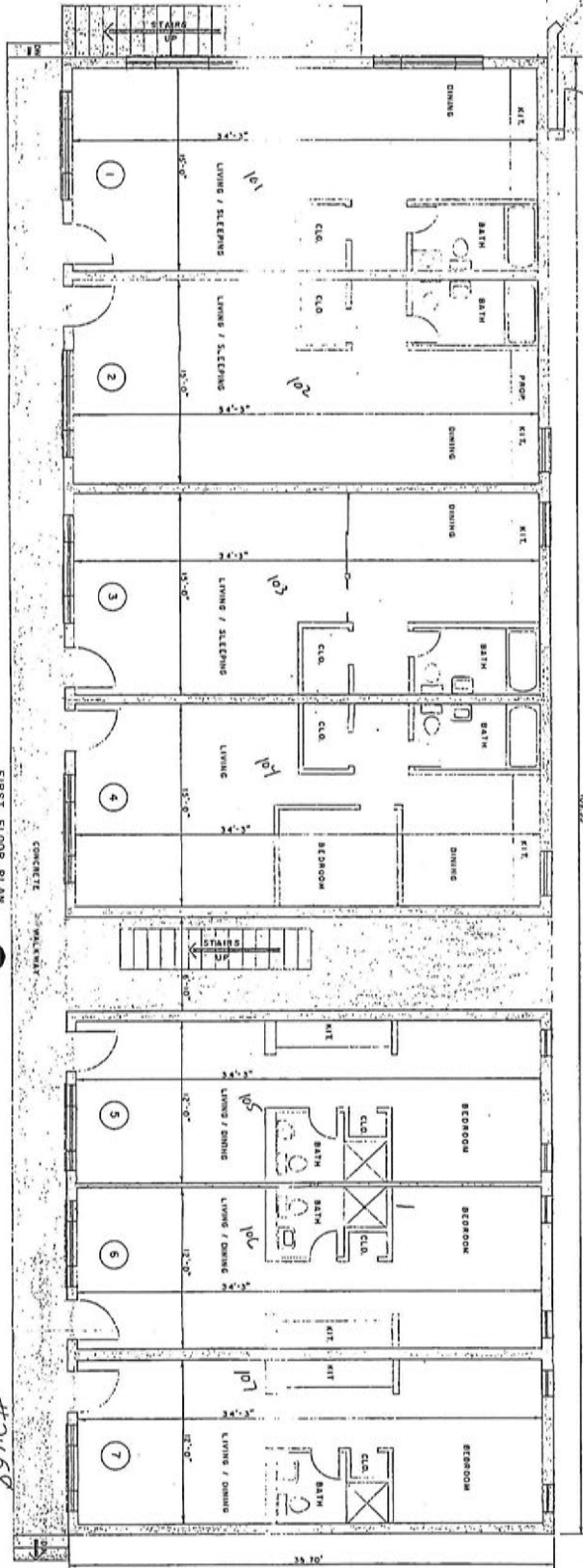
08542 01502-545 mcl 11-50



24558



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

- PRIVATE ELEMENTS
- COMMON ELEMENTS
- UNIT DESIGNATION

EXHIBIT 'C'

LANDIS LUTZ BUILDING COMPANY  
LANDIS BUILDING CO.  
LANDIS AVE. & 40TH ST.  
SEA ISLE CITY  
CAPE MAY COUNTY, N.J.

Everland Mudd & Assoc.  
ARCHITECTS  
1000 N. 10TH ST.  
PHILADELPHIA, PA. 19107  
TELEPHONE: 215-595-1234  
FAX: 215-595-1235

George R. Everland  
ARCHITECT  
1000 N. 10TH ST.  
PHILADELPHIA, PA. 19107  
TELEPHONE: 215-595-1234  
FAX: 215-595-1235

24558


24558 DISC-548 MD 11-50

#2458

158043



**Applicant's & Owners Name and Address:**

O'Rourke Properties, LLC  


**Subject Property-Street Address:**

3918 Landis Avenue, Unit 01, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 10,11.01,11.02,12.01,12.02,23.03,24.03

Block 39.03

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**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **7<sup>th</sup> of April, 2025** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance relief to convert Unit 1 of the Landis Avenue Condominium (currently "Bella Roots" hair salon) to a residential unit.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

This Notice is given pursuant to N.J.S.A. 40:55D-11, et seq.

**DONALD A. WILKINSON, ESQUIRE**  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077

**Proposed Letter to 200' List**

**Applicant's & Owners Name and Address:**

O'Rourke Properties, LLC  


**Subject Property-Street Address:**

3918 Landis Avenue, Unit 01, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 10,11.01,11.02,12.01,12.02,23.03,24.03

Block 39.03

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**Dear Property Owner:**

**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **7<sup>th</sup> of April, 2025** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance relief to convert Unit 1 of the Landis Avenue Condominium (currently "Bella Roots" hair salon) to a residential unit.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

This Notice is given pursuant to N.J.S.A. 40:55D-11, et seq.

DONALD A. WILKINSON, ESQUIRE  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077



# 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 39.03 - Lot <sup>10, 11.01, 11.02, 12.01, 12.02</sup> 23.03 + 24.03 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

1/29/2025

Joseph A. Berrodin  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	3815 LANDIS AVE	Additional Lot		City, State		
38.02 1	2.01		4A	CURRENT OWNER 36 SEABREEZE LANE AVALON, NJ		08202
38.02 2.02 C-A	29 39TH ST 1ST FLR		2	CURRENT OWNER 642 MEADOW DR WEST CHESTER, PA		19380
38.02 2.02 C-B	29 39TH ST 2ND FLR		2	CURRENT OWNER 404 WINCHESTER TERRACE MULLICA HILL, NJ		08062
38.03 7.02 C-A	121 39TH ST 1ST FLR		2	CURRENT OWNER 112 OLD COLONY LN MARLTON, NJ		08053
38.03 7.02 C-B	121 39TH ST 2ND FLR		2	CURRENT OWNER 6623 HOLLY RD ALLEN TOWN, PA		18106
38.03 8.02 C-E	117 39TH ST EAST		2	CURRENT OWNER 14035 KELVIN AVE PHILADELPHIA, PA		19116
38.03 8.02 C-W	117 39TH ST WEST		2	CURRENT OWNER 904 S SCHELL ST PHILA, PA		19147
38.03 9.02 C-E	113 39TH ST EAST		2	CURRENT OWNER 113 39TH ST EAST UNIT SEA ISLE CITY, NJ		08243
38.03 9.02 C-W	113 39TH ST WEST		2	CURRENT OWNER 1302 COLES LN CINNAMINSON, NJ		08077
38.03 10.02	109 39TH ST		2	CURRENT OWNER 109 39TH ST SEA ISLE CITY, NJ		08243
38.03 11.02 C-1	3814 LANDIS AVE UNIT 1 12.01		2	CURRENT OWNER 3814 LANDIS AVE UNIT1 SEA ISLE CITY, NJ		08243
38.03 11.02 C-2	3814 LANDIS AVE UNIT 2 12.01		2	CURRENT OWNER 3814 LANDIS AVE UNIT 2 SEA ISLE CITY, NJ		08243
38.03 11.02 C-3	3814 LANDIS AVE UNIT 3 12.01		2	CURRENT OWNER 2157 PHEASANT HILL WAY LANSDALE, PA		19446

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State	City, State	
38.03 11.02 C-4	3814 LANDIS AVE UNIT 4 12.01		2	CURRENT OWNER P O BOX 98 STRATHMERE, NJ		08248
38.03 11.02 C-5	3814 LANDIS AVE UNIT 5 12.01		4A	CURRENT OWNER 3814 LANDIS AVE UNIT #2 SEA ISLE CITY, NJ		08243
38.03 11.02 C-6	3814 LANDIS AVE UNIT 6		4A	CURRENT OWNER 3814 LANDIS AVE UNIT 2 SEA ISLE CITY, NJ		08243
39.02 1	3915 LANDIS AVE 2		4A	CURRENT OWNER 3909 LANDIS AVE SEA ISLE CITY, NJ		08243
39.02 3.01	27 40TH ST 3.02		4A	CURRENT OWNER 3909 LANDIS AVE SEA ISLE CITY, NJ		08243
39.02 8.01	3907 LANDIS AVE 9.01		4A	CURRENT OWNER 3909 LANDIS AVE SEA ISLE CITY, NJ		08243
39.02 8.02	3901 LANDIS AVE 9.02		1	CURRENT OWNER 3915 LANDIS AVE SEA ISLE CITY, NJ		08243
39.02 10 C-101	3900 PLEASURE AVE 11		2	CURRENT OWNER 832 LAUBER RD WEST CHESTER, PA		19382
39.02 10 C-102	3900 PLEASURE AVE 11		2	CURRENT OWNER 3900 PLEASURE AVE #102 SEA ISLE CITY, NJ		08243
39.02 10 C-103	3900 PLEASURE AVE 11		2	CURRENT OWNER 575 BAYSIDE DR FORT MYERS, FL		33919
39.02 10 C-104	3900 PLEASURE AVE 11		2	CURRENT OWNER 2 LEE ANN DR BLACKWOOD, NJ		08012
39.02 10 C-105	3900 PLEASURE AVE 11		2	CURRENT OWNER 1061 EDGEWOOD CHASE DR GLEN MILLS, PA		19342
39.02 10 C-106	3900 PLEASURE AVE 11		2	CURRENT OWNER 2488 HORSEHOE DR E STROUDSBURG, PA		18301



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
39.02 10 C-107	3900 PLEASURE AVE 11	2	CURRENT OWNER 321 BASSWOOD CIRCLE UPPER HOLLAND, PA		19053
39.02 10 C-201	3900 PLEASURE AVE 11	2	CURRENT OWNER 24 WASHINGTON CT MULLICA HILL, NJ		08062
39.02 10 C-202	3900 PLEASURE AVE 11	2	CURRENT OWNER 55 OLD MILL RD WILKES-BARRE, PA		18702
39.02 10 C-203	3900 PLEASURE AVE 11	2	CURRENT OWNER 2118 HUNTINGTON ST BETHLEHEM, PA		18017
39.02 10 C-204	3900 PLEASURE AVE 11	2	CURRENT OWNER 1107 TALCOSE LN WEST CHESTER, PA		19380
39.02 10 C-205	3900 PLEASURE AVE 11	2	CURRENT OWNER 30 HIGHLAND AVE WARWICK, NY		10990
39.02 10 C-206	3900 PLEASURE AVE 11	2	CURRENT OWNER 35 MARYLAND AVE SEWELL, NJ		08080
39.02 10 C-207	3900 PLEASURE AVE 11	2	CURRENT OWNER 464 REID WAY WEST CHESTER, PA		19382
39.02 10 C-301	3900 PLEASURE AVE 11	2	CURRENT OWNER 22 MALLINSON ST ALLENDALE, NJ		07401
39.02 10 C-302	3900 PLEASURE AVE 11	2	CURRENT OWNER 3900 PLEASURE AVE #302 SEA ISLE CITY, NJ		08243
39.02 10 C-303	3900 PLEASURE AVE 11	2	CURRENT OWNER 234 VIRGINIA AVE HADDON TWP, NJ		08108
39.02 10 C-304	3900 PLEASURE AVE 11	2	CURRENT OWNER 3900 PLEASURE AVE #304 SEA ISLE CITY, NJ		08243
39.02 10 C-305	3900 PLEASURE AVE 11	2	CURRENT OWNER 3505 TREVI CT PHILADELPHIA, PA		19145

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
39.02 10 C-306	3900 PLEASURE AVE 11	2	CURRENT OWNER 120 KENILWORTH DR SWEDESBORO, NJ		08085
39.02 10 C-307	3900 PLEASURE AVE 11	2	CURRENT OWNER 932 STONEYBROOK DR SPRINGFIELD, PA		19064
39.03 6 C-1A	127 40TH ST 7,8,9	2	CURRENT OWNER 127 40TH ST UNIT 1A SEA ISLE CITY, NJ		08243
39.03 6 C-1B	127 40TH ST 7,8,9	2	CURRENT OWNER 1215 VICTORIA LN WEST CHESTER, PA		19380
39.03 6 C-1C	127 40TH ST 7,8,9	2	CURRENT OWNER 4527 POST ROAD VINELAND, NJ		08360
39.03 6 C-1D	127 40TH ST 7,8,9	2	CURRENT OWNER 673 PADDOCK RD HAVERTOWN, PA		18903
39.03 6 C-1E	127 40TH ST 7,8,9	2	CURRENT OWNER 149 PORTSMOUTH CIR GLEN MILLS, PA		19342
39.03 6 C-1F	127 40TH ST 7,8,9	2	CURRENT OWNER 335 S 18TH ST APT 4R MID CITY WEST PA		19103
39.03 6 C-2A	123 40TH ST 7,8,9	2	CURRENT OWNER 50 THORNWOOD DR GLASSBORO, NJ		08028
39.03 6 C-2B	123 40TH ST 7,8,9	2	CURRENT OWNER 1633 NORRISTOWN RD AMBLER, PA		19002
39.03 6 C-2C	123 40TH ST 7,8,9	2	CURRENT OWNER 106 SHIPPEN RD GLENVIEW, PA		19038
39.03 6 C-2D	123 40TH ST 7,8,9	2	CURRENT OWNER 29 W GOLFVIEW RD HAVERTOWN, PA		19083
39.03 6 C-2E	123 40TH ST 7,8,9	2	CURRENT OWNER 58 ARGYLE AVE BLACKWOOD, NJ		08012

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
39.03 6 C-2F	123 40TH ST 7,8,9	2	CURRENT OWNER 120 BRAKEL LA MEDIA, PA		19063
39.03 6 C-3A	119 40TH ST 7,8,9	2	CURRENT OWNER 119 40TH ST UNIT 3A SEA ISLE CITY, NJ		08243
39.03 6 C-3B	119 40TH ST 7,8,9	2	CURRENT OWNER 106 AMBER CT MULLICA HILL, NJ		08062
39.03 6 C-3C	119 40TH ST 7,8,9	2	CURRENT OWNER 623 WARWICK RD FAIRLESS HILLS, PA		19030
39.03 6 C-3D	119 40TH ST 7,8,9	2	CURRENT OWNER 104 KARENLYNN DR FRANKLINVILLE, NJ		08322
39.03 6 C-3E	119 40TH ST 7,8,9	2	CURRENT OWNER 9 LAURIE LANE OAKLYN, NJ		08107
39.03 6 C-3F	119 40TH ST 7,8,9	2	CURRENT OWNER 400 MAPLE AVE GLENSEIDE, PA		19038
39.03 6 C-4A	115 40TH ST 7,8,9	2	CURRENT OWNER 4527 POST RD VINELAND, NJ		08360
39.03 6 C-4B	115 40TH ST 7,8,9	2	CURRENT OWNER 550 BRIARWOOD RD GLENSEIDE, PA		19038
39.03 6 C-4C	115 40TH ST 7,8,9	2	CURRENT OWNER 1828 AUTUMNCREST DR VINELAND, NJ		08361
39.03 6 C-4D	115 40TH ST 7,8,9	2	CURRENT OWNER 802 GOSHEN RD WEST CHESTER, PA		19380
39.03 6 C-4E	115 40TH ST 7,8,9	2	CURRENT OWNER 4101 FARMSIDE DR NOTTINGHAM, MD		21236
39.03 6 C-4F	115 40TH ST 7,8,9	2	CURRENT OWNER 980 TOWNSHIP LINE RD PLYMOUTH MEETING, PA		19462



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State		
39.03 10 C-01	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	4A	CURRENT OWNER 1 HOPE CORSON RD OCEAN VIEW, NJ		08230
39.03 10 C-02	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 107 HARVARD BLVD BERLIN, NJ		08009
39.03 10 C-03	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03,	2	CURRENT OWNER 2102 HALF MILE POST N GARNET VALLEY, PA		19060
39.03 10 C-04	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 1002 VILLAGE WAY UPPER CHICHESTER, PA		19061
39.03 10 C-05	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 59 COUNTRY LANE DR PHILADELPHIA, PA		19115
39.03 10 C-06	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 6 GRANT WOOD WAY MARLTON, NJ		08053
39.03 10 C-07	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 6 GRANT WOOD WAY MARLTON, NJ		08053
39.03 10 C-08	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 5910 STONY HILL RD NEW HOPE, PA		18938
39.03 10 C-09	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 50 BAY HARBOR BLVD BRICK, NJ		08723
39.03 10 C-10	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 703 PRESTON RD ERDENHEIM, PA		19038
39.03 10 C-11	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 2001 HAMILTON ST #928 PHILADELPHIA, PA		19130
39.03 10 C-12	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 16 E NARBERTH TERRACE COLLINGSWOOD, NJ		08108
39.03 10 C-13	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURRENT OWNER 309 SOLLY AVE PHILA, PA		19111

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot			City, State		
39.03 10 C-14	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 6236 CRAFTON ST PHILADELPHIA, PA	19149	
39.03 10 C-15	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 425 RIDGE RD SPRING CITY, PA	19475	
39.03 10 C-16	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.01		2	CURRENT OWNER 1305 NEW BROOKLYN ERIAL R SICKLERVILLE, NJ	08081	
39.03 10 C-17	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 123 BYRON TERRACE CHERRY HILL, NJ	08003	
39.03 10 C-18	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 604 N WASHINGTON AVE MOORESTOWN, NJ	08205	
39.03 10 C-19	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 4 FARMHOUSE LN MAPLE SHADE, NJ	08052	
39.03 10 C-20	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 616 BRUMAR DR HATBORO, PA	19040	
39.03 10 C-21	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 8625 CRISPIN ST PHILADELPHIA, PA	19136	
39.03 10 C-22	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 105 CRAB APPLE LN HATBORO, PA	19040	
39.03 10 C-23	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 1404 SUMMERWINDS LN JUPITER, FL	33458	
39.03 10 C-24	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 4 FARMHOUSE LN MAPLE SHADE, NJ	08052	
39.03 10 C-25	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03		2	CURRENT OWNER 130 HUNTINGDON CT PHOENIXVILLE, PA	19460	
39.03 18 C-E	126 39TH ST EAST		2	CURRENT OWNER 50 BRYN MAWR AVE POTTSVILLE, PA	17901	

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
39.03 18 C-W	126 39TH ST WEST	2	CURRENT OWNER 44 PIN OAKS DR PHOENIXVILLE, PA		19460
39.03 19 C-E	122 39TH ST EAST	2	CURRENT OWNER 735 E BUTLER PIKE AMBLER, PA		19002
39.03 19 C-W	122 39TH ST WEST	2	CURRENT OWNER 235 PINE VALLEY LANE SEWELL, NJ		08080
39.03 20.01	118 39TH ST	2	CURRENT OWNER 116 39TH ST SEA ISLE CITY, NJ		08243
39.03 20.02	116 39TH ST	2	CURRENT OWNER 116 39TH ST SEA ISLE CITY, NJ		08243
39.03 21.01	114 39TH ST	2	CURRENT OWNER 727 SCOTT LN WALLINGFORD, PA		19086
39.03 21.02	112 39TH ST	2	CURRENT OWNER 1597 GREY LN WARMINSTER, NJ		18974
39.03 22 C-A	110 39TH ST EAST	2	CURRENT OWNER 1 BRIAR ROAD ORELAND, PA		19075
39.03 22 C-B	110 39TH ST WEST	2	CURRENT OWNER 110 39TH ST W SEA ISLE CITY, NJ		08243
39.03 23.01	3900 LANDIS AVE 23.02, 24.01, 24.02	4A	CURRENT OWNER 444 ROBERTS AVE GLENSIDE, PA		19038
40.02 1.02 C-01	4009 LANDIS AVE UNIT 1 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	15F	CURRENT OWNER 4009 LANDIS AVE UNIT 1 SEA ISLE CITY, NJ		08243
40.02 1.02 C-02	4009 LANDIS AVE UNIT 2 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	CURRENT OWNER 662 EMPIRE DR DOWNTOWN, PA		19335
40.02 1.02 C-03	4009 LANDIS AVE UNIT 3 2.02,3.02,3.05,4.04 8.01,9.01,10.02	2	CURRENT OWNER 4009 LANDIS AVE UNIT #3 SEA ISLE CITY, NJ		08243



Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
40.02		4009 LANDIS AVE UNIT 4	2	CURRENT OWNER		19426
1.02		2.02,3.02,3.05,4.04,		926 MUHLENBERG DR		
C-04		8.01,9.01,10.02		TRAPPE, PA		
40.02		4009 LANDIS AVE UNIT 5	2	CURRENT OWNER		19401
1.02		2.02,3.02,3.05,4.04,		820 FORST AVE		
C-05		8.01,9.01,10.02		NORRISTOWN, PA		
40.02		4009 LANDIS AVE UNIT 6	2	CURRENT OWNER		08243
1.02		2.02,3.02,3.05,4.04,		4009 LANDIS AVE #6		
C-06		8.01,9.01,10.02		SEA ISLE CITY, NJ		
40.02		4009 LANDIS AVE UNIT 7	2	CURRENT OWNER		19562
1.02		2.02,3.02,3.05,4.04,		10 JULIET AVE		
C-07		8.01,9.01,10.02		TOPTON, PA		
40.02		4009 LANDIS AVE UNIT 8	2	CURRENT OWNER		19335
1.02		2.02,3.02,3.05,4.04,		114 BIRCH DRIVE		
C-08		8.01,9.01,10.02		DOWNTOWN, PA		
40.02		4009 LANDIS AVE UNIT 9	2	CURRENT OWNER		18901
1.02		2.02,3.02,3.05,4.04,		100 GARDEN ALY UNIT 2		
C-09				DOYLESTOWN, PA		
40.02		4009 LANDIS AVE UNIT 10	2	CURRENT OWNER		08077
1.02		2.02,3.02,3.05,4.04		118 MOUNT VERNON DR		
C-10		8.01,9.01,10.02		CINNAMINSON, NJ		
40.02		4009 LANDIS AVE UNIT 11	2	CURRENT OWNER		10314
1.02		2.02,3.02,3.05,4.04,		49 JOSEPHINE ST		
C-11		8.01,9.01,10.02		STATEN ISLAND, NY		
40.02		4009 LANDIS AVE 1ST FLR N	4A	CURRENT OWNER		08243
1.02		2.02,3.02,3.05,4.04		PO BOX 48		
C-12		8.01,9.01,10.02		SEA ISLE CITY, NJ		
40.02		4009 LANDIS AVE 1ST FLR S	4A	CURRENT OWNER		08243
1.02		2.02,3.02,3.05,4.04		4009 LANDIS AVE #13		
C-13		8.01,9.01,10.02		SEA ISLE CITY, NJ		
40.02		4005 LANDIS AVE	4A	CURRENT OWNER		08243
8.02		9.02		4005 LANDIS AVE		
				SEA ISLE CITY, NJ		
40.02		4001 LANDIS AVE	4A	CURRENT OWNER		08243
8.03		9.03		4001 LANDIS AVE		
				SEA ISLE CITY, NJ		
40.02		28 40TH ST	2	CURRENT OWNER		19008
9.04		10.01		141 SYLVAN DR		
				BROOMALL, PA		

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
40.02 10.03	26 40TH ST		2	CURRENT OWNER 205 TODD ST BELMONT, NJ		28012
40.03 1.03	125 JFK BLVD 3		15C	CURRENT OWNER 4416 LANDIS AVE SEA ISLE CITY, NJ		08243
40.03 18.01	122 40TH ST 18.02		2	CURRENT OWNER 427 LAUREL RIDGE PATH COCHRANVILLE, PA		19330
40.03 18.03 C-E	120 40TH ST EAST 19		2	CURRENT OWNER 404 WINCHESTER TERR MULLICA HILL, NJ		08062
40.03 18.03 C-W	120 40TH ST WEST 19		2	CURRENT OWNER 4001 S WARNER RD LAFAYETTE HILLS, PA		19444
40.03 20	118 40TH ST 21-24,1.04,4,12		1	CURRENT OWNER PO BOX 48 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.

## Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: OROURVE PROPERTIES LLC  
 Property Address: 3918 LAUDIS AVE, UNIT 01  
 Date Submitted to ZB Secretary:

### Application Check List

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

1 copy of this Checklist (on top of Package), plus:

- ☐ Three self-addressed stamped envelopes.
- ☐ Check for Application Fees, made payable to "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 copy, only)
- ☐ ZB-3 Application Fees and Escrow Fee Calculation Sheet
- ☐ ZB-4 Certification and Proof of Payment of Taxes

Plus, 18 sets of Applications, each set compiled of the following documents:

- ☐ ZB-1 SICZB current Application form, including signed and dated verification
- ☐ ZB-2 Survey, Plan, or Plat Affidavit
- ☐ ZB-5 Proposed form of Notice of Hearing
- ☐ ZB-7 Proposed letter to the "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.
- ☐ *Undersized lot cases only:* attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- ☐ *Site plan approval and/or subdivision approval, also include:*
  - ZB-11 Applications Involving Subdivisions *and/or*
  - ZB-12 Applications Involving Site Plans

**NOTE** that all Application Packages must be submitted to the Board Secretary in 18 complete sets. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubberband, 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 cost 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 Zoning Board Secretary.**

*Finally:* On or before the date of the hearing, the Affidavit of Service [ZB-6] and all certified mail receipts and Proof of Publication must be submitted to the Zoning Board Secretary.

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FLORENCE E. JOSEPHSON (1943-79)  
DONALD A. WILKINSON  
CORY J. GILMAN

February 28, 2025

Genell Ferrilli, Zoning Board Secretary  
City of Sea Isle City  
233 JFK Blvd  
Sea Isle City, New Jersey 08243

Re: O'Rourke Properties, LLC  
3918 Landis Avenue, Unit 01  
Sea Isle City, New Jersey  
Our File No. L0008-25



Dear Ms. Ferrilli:

This office represents O'Rourke Properties, LLC in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the April 7th meeting.

Please advise if you require any further items.

Very truly yours,  
JOSEPHSON, WILKINSON, & GILMAN P.A.

  
DONALD A. WILKINSON

DAW/mmg  
Enclosures