

**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: 29 85th Street

Tax Block: 85.01 Lot(s): 20

Zoning District in which premises are located: R-2

**2. Name, address, phone nos. for Applicant(s):** [see Notes page]

Paul J. Cody, Jr. and Jacqueline Cody

718 N. Walnut Street, West Chester PA 19380

pauljcody@msn.com jackiecody1209@gmail.com 610-986-5492

**Designate a contact person:**

Name: Jeffrey P. Barnes, Attorney for Applicant

Best method(s) to reach the contact person:

Telephone  Cell  Fax  e-mail  regular mail

609-522-7530 jpbarne@king-barnes.com

**3. Applicant is (check one):**  property owner  contract purchaser  
If contract purchaser, you must attach a copy of the contract to the application.

**4.  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: Jeffrey P. Barnes, Attorney for Applicant

Address: 2600 New Road

Northfield, NJ 08225

Telephone: 609-522-7530 Fax: 609-522-7532

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):
  - single family dwelling
  - two family dwelling
  - triplex
  - other multi-unit residential structure [number of units: \_\_\_\_\_]
  - commercial building: \_\_\_\_\_
  - public building: \_\_\_\_\_
  - other: \_\_\_\_\_

The Principal Structure was originally built (date) 1932.

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

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

- detached garage       storage shed       dock(s)      N/A
- swimming pool       other: \_\_\_\_\_

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

- Less than 3,500 square feet (substandard non-buildable)
- Between 3,500 square feet 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: 0
- How many are stacked parking? 0
- Number and location of driveways: 0

Elevation level.

Flood elevation of the property is: FEMA Zone AE, Elev 9.0' NAVD88

Elevation at top of curb, street frontage is: See Plans

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) \_\_\_\_\_

The property has been used in this manner since Since Built.

Before that time, the property was used as N/A

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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:

The Applicant is proposing to demolish the existing single-family dwelling and construct a new single-family dwelling. See Supplemental Information attached hereto.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The Applicant requires a D(4) variance for Floor Area Ratio, variance to make improvements on a substandard nonbuildable lot, variance for building coverage, variance for front yard setback, variance for rear yard setback, and variance for overhang setbacks in the left side yard and rear yard.

Lot area, frontage, width and depth are existing nonconforming conditions that will not change.

\_\_\_\_\_  
\_\_\_\_\_

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.

The use will remain as a single-family residential dwelling which is permitted in the zoning district.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- 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".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	<u>R-2</u>			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	<u>37.8'</u>	<u>50' Min.</u>	<u>37.8'</u>	<u>ENC</u>
Lot Depth	<u>60'</u>	<u>100' Min.</u>	<u>60'</u>	<u>ENC</u>
Lot Area (s.f.)	<u>2,268 SF</u>	<u>5,000 SF Min.</u>	<u>2,268 SF</u>	<u>ENC</u>

**PRINCIPAL STRUCTURE**

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

Front Yard SB	<u>13.3'</u>	<u>15' Min.</u>	<u>10' to building, 4.75' to stair</u>	<u>Yes</u>
Side yard SB #1	<u>4.02'</u>	<u>5' Min</u>	<u>5.08'</u>	<u>No</u>
Side yard SB #2	<u>12.18'</u>	<u>5' Min</u>	<u>10.05'</u>	<u>No</u>
Total SYSB	<u>16.20'</u>	<u>15' Min</u>	<u>15.13'</u>	<u>No</u>
Rear Yard SB	<u>7.39' to building, 3.37' to outside shower, .5' to patio</u>	<u>20' Min to building, 5' to terraces or patios</u>	<u>7.67' to elevator, 4.00' to stair, .25' to paving</u>	<u>Yes</u>
Building Height	<u>16.20'</u>	<u>31' Max (pitched)</u>	<u>30.67'</u>	<u>No</u>

**ACCESSORY STRUCTURES**

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

	<u>N/A</u>			
Front Yard SB	<u></u>	<u></u>	<u></u>	<u></u>
Side Yard SB #1	<u></u>	<u></u>	<u></u>	<u></u>
Side Yard SB #2	<u></u>	<u></u>	<u></u>	<u></u>
Rear Yard SB	<u></u>	<u></u>	<u></u>	<u></u>
Distance to other buildings	<u></u>	<u></u>	<u></u>	<u></u>
Building Height	<u></u>	<u></u>	<u></u>	<u></u>

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<b><u>LOT COVERAGE</u></b>				
Principal building (%)	35.3%	35% Max.	40.4%	Yes
Accessory building (%)	N/A	N/A	N/A	N/A
<b><u>FLOOR AREA RATIO</u></b>				
Principal bldg	.48	.80 Max.	.87	Yes
Accessory bldg	N/A	N/A	N/A	N/A
<b><u>PARKING</u></b>				
Location	On Street	On-Site (26-23.3)	On-Site	No
No. spaces on-site	0	3 Spaces Min.	3 Spaces	No
Driveway	0	1	1 (12' wide)	No
<b><u>SIGNS</u> N/A</b>				
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.

None to Applicant's 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.

N/A

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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
Jeffrey P. Barnes, Esquire, jpbarnes@king-barnes.com	111 East 17th Street, Suite 100, North Wildwood, NJ	609-522-7530 (p.)	609-522-7532 (f.)
Paul Kiss AIA, PP, pkiss@oskdp.com	OSK Design Partners, 475 White Horse Pike, Collingswood, NJ 08107	856-854-0580 (p.) 856-854-0093 (f.)	



**VERIFICATION OF APPLICATION**

I, Jeffrey P. Barnes, Attorney for Applicant, 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.

12/5/2024  
(date)

  
(Signature of Applicant; print name beneath)  
Jeffrey P. Barnes, 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.

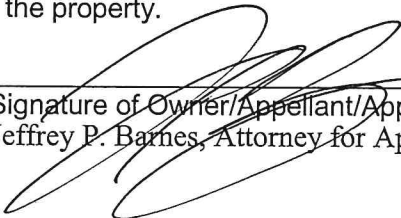
SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
SURVEY/PLAN/PLAT AFFIDAVIT

State of \_\_\_\_\_ :  
County of \_\_\_\_\_ : ss.  
\_\_\_\_\_ :

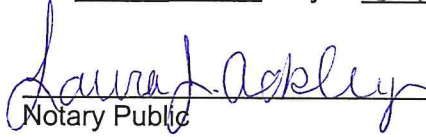
Name of Appellant/Applicant: Paul J. Cody, Jr. and Jacqueline Cody  
Address of Subject Property: 29 85th Street  
Tax Block: 85.01 Lot(s): 20

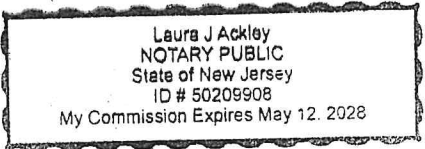
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Jeffrey P. Barnes, Attorney for Applicant \_\_\_\_\_, being duly sworn according to law, upon his/her oath, deposes and says:

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 \_\_\_\_\_  
The Hyland Group and dated 02/02/2024 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  
Jeffrey P. Barnes, Attorney for Applicant

Sworn and subscribed to before me  
this 6<sup>th</sup> day of December, 2024.

  
\_\_\_\_\_  
Notary Public



**Supplemental Information Submitted in Support of Application for  
29 85<sup>th</sup> Street, Sea Isle City, Lot 20 in Block 85.01**

The Applicant is seeking approval in order to demolish the existing 1.5-story single-family dwelling and construct a new 3-story single-family dwelling. A D(4) variance is required for floor area ratio ("FAR") together with variances for building on a substandard non-buildable lot, building coverage, front yard setback, rear yard setback, overhang encroaching into the left side yard, and overhang and walkway encroaching into the rear yard. Lot area, lot frontage, lot width, and lot depth are existing nonconforming conditions that will not change. In addition to the new single-family dwelling, the project includes the creation of three off-street parking spaces where zero exist, an elevator and walkway for wheelchair access the elevator, new curb cut, new street tree and shrubs, and other various associated site improvements. The project also involves the removal of an existing nonconforming basement. The project removes multiple existing nonconforming conditions, such as the freeboard elevation, impervious coverage, side yard setback, basement, number of off-street parking spaces and landscaping. The Applicant has provided stormwater management details on the plans. The Property is located in the R-2 zone. The proposed project results in the following building data, which is a simplified version of the zoning conformance schedule included on the plans. The zoning conformance schedule included on the plans includes more information.

	Zoning Regulations for R-2 District	Existing Conditions	Proposed Conditions	Conform
Use	Single-Family Dwelling	Single-Family Dwelling	New Single-Family Dwelling	Yes
<b>Lot Area</b>	<b>5,000 SF Min.</b>	<b>2,268 SF</b>	<b>2,268 SF</b>	<b>ENC</b>
<b>Lot Width</b>	<b>50' Min.</b>	<b>37.80'</b>	<b>37.80'</b>	<b>ENC</b>
<b>Lot Frontage</b>	<b>50' Min.</b>	<b>37.80'</b>	<b>37.80'</b>	<b>ENC</b>
<b>Lot Depth</b>	<b>100' Min.</b>	<b>60' Min.</b>	<b>60' Min.</b>	<b>ENC</b>
Off-Street Parking Spaces	3 Spaces Min.	0 Spaces	3 Spaces	Yes
Number of Dwelling Units	2 Max.	1	1	Yes
Number of Stories	N/A	1.5 plus basement	3	Yes
Building Height	31' pitched roof	16.20'	30.67'	Yes
Freeboard Elevation	BFE +3' to the top of the lowest floor in an 'A' zone	10.38' NAVD88	12.0' NAVD88	Yes
<b>Building Coverage</b>	<b>35% Max.</b>	<b>35.3%</b>	<b>40.4% (includes 2<sup>nd</sup> floor screened porch)</b>	<b>No</b>
Accessory Building Coverage	10% Max.	N/A	N/A	N/A
Impervious Lot Coverage	75% (with stormwater recharge)	74%	75% with stormwater recharge	Yes
<b>Floor Area Ratio</b>	<b>.80 for 3 parking spaces per dwelling unit or .85 for 4 parking spaces per dwelling unit Max.</b>	<b>.48</b>	<b>.87</b>	<b>No</b>
<b>Building Setbacks</b>				
<b>Front Yard Setback</b>	<b>15' Min.</b>	<b>13.30'</b>	<b>10.0' to building, 4.75' to stair</b>	<b>No</b>
Side Yard Setback (Each)	5' Min.	4.02' & 12.18'	5.08' & 10.05'	Yes
Side Yard Setback (Total)	15' Min.	16.2'	15.13'	Yes
<b>Rear Yard Setback</b>	<b>20' to building &amp; 5' to terraces or patios Min.</b>	<b>7.39' to building, 3.37' to outside shower, .5' to patio</b>	<b>7.67' to elevator, 4.00' to stair, .25' to paving</b>	<b>No</b>

Overhang Setbacks				
Front Yard	5' Min.	12.27'	8.67'	Yes
Side Yard (Right)	5' Min.	11.15'	8.72'	Yes
Side Yard (Left)	5' Min.	3.0'	3.75'	No
Rear Yard	5' Min.	6.36'	4.0'	No

ENC indicates existing nonconforming condition

Applicant is seeking the following variances:

- a. D(4) floor area ratio variance, where a maximum of .8 or 80% floor area ratio is permitted, .48 or 48% exists, and .87 or 87% is proposed;
- b. Relief from Sea Isle City Code Section 26-20.3 in order to build on a substandard non-buildable lot that is less than 3,500 square feet;
- c. Lot area, where a minimum of 5,000 square feet is required and 2,268 square feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
- d. Lot width, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
- e. Lot frontage, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
- f. Lot depth, where a minimum of 100 feet is required and 60 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
- g. Building coverage, where a maximum of 30% is permitted, 35.3% exists, and 40.4% is proposed, which includes a second-floor screened porch;
- h. Front yard setback, where a minimum of 15 feet is required, 13.30 feet exists, and 10 feet to the building and 4.75 feet to the stairs is proposed;
- i. Rear yard setback, where a minimum of 20 feet to the building and 5 feet to terraces or patios is required, 7.39 feet to the building, 3.37 feet to the outside shower and .5 feet to the patio exist, and 7.67 feet to the elevator, 4 feet to the stairs and .25 feet to paving is proposed;
- j. Encroachment of overhang in the left side yard, where a minimum of 5 feet from the property line is required, 11.15 feet and 3 feet exists, and 8.72 feet on the right side and 3.75 feet on the left side are proposed;  
Encroachment of overhang and walkway in the rear yard, where a minimum of 5 feet from the property line is required, 6.36 feet exists, and 4 feet is proposed.

The Board has the power to grant “d(4)” variances to permit an increase in the permitted floor area ratio (“FAR”) pursuant to N.J.S.A. 40:55D-70d(4) “in particular cases and for “special reasons.” This is the so-called positive criteria of a “d(4)” FAR variance.

As pertains to the positive criteria, the Appellate Division has held that a “d(4)” FAR variance is more akin to a “d(3)” conditional use variance than a “d(1)” use variance so that the Board’s focus must be on whether the site will accommodate the problems associated with the proposed permitted use but with a larger floor area than permitted by the ordinance. See, Randolph Town Center v. Randolph, 324 N.J. Super. 412, 416 (App. Div. 1999) (holding that the standard enunciated in Coventry Square v. Westwood Board of Adjustment, 138 N.J. 285, 298-299 (1994) pertaining to “d(3)” conditional use variances applies to “d(4)” FAR

variances). A “d(4)” FAR variance applicant need not show that the property is particularly suited for more intensive development. Id.

The Board may not exercise its power to grant a “d(4)” variance otherwise warranted, however, unless the so-called “negative criteria” has been satisfied. Pursuant to the last unlettered paragraph of N.J.S.A. 40:55D-70: “No variance or other relief may be granted ... without a showing that such variance or other 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 phrase “zone plan” as used in the N.J.S.A. 40:55D-70 means master plan. Medici v. BPR Co., 107 N.J. 1, 4, 21 (1987).

Under the Randolph Town Center rationale, the Board’s focus regarding the negative criteria in a “d(4)” FAR variance case is identical to a “d(3)” conditional use variance case, namely, determining whether conditions can be imposed in its approval to ensure that the deviations from the FAR requirements do not cause substantial detriment to the public good and substantial impairment of the intent and purpose of the zone plan and zoning ordinance. The Coventry Square Court held that the strict requirements applicable to “d(1)” use variances do not apply to the first prong of the negative criteria of a “d(3)” variance (whether the variance can be granted without substantial detriment to the public good). Coventry Square, 138 N.J. at 299. Instead, the Board’s focus in a “d(3)” conditional use variance case must be on whether conditions can be imposed in its approval to ensure that the deviations from the conditional use requirements do not cause substantial detriment to the public good. Id. In TSI East Brunswick v. East Brunswick Board of Adj., 215 N.J. 26, 43-46 (2013), the Court held that the strict requirements applicable to “d(1)” use variances do not apply to the second prong of the negative criteria of a “d(3)” variance (whether granting a variance would substantially impair the intent and purpose of the zone plan and zoning ordinance). Instead, the Board’s focus in a “d(3)” conditional use variance case must be on whether conditions can be imposed in its approval to ensure that the deviations from the conditional use requirements do not cause substantial impairment of the intent and purpose of the master plan and zoning ordinance, i.e., whether the proposal was “reconcilable with the zone.” Id.

The Board has the power to grant “c(1)” or so-called “hardship” variances from zoning ordinance regulations pursuant to N.J.S.A. 40:55D-70c(1) where: “(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, (b) or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property.”

The Board may not exercise its power to grant a “c(1)” variance otherwise warranted, however, unless the so-called “negative criteria” has been satisfied. Pursuant to the last unlettered paragraph of N.J.S.A. 40:55D-70: “No variance or other relief may be granted without a showing that such variance or other relief can be granted (1) without substantial detriment to the public good and (2) will not substantially impair the intent and purpose of the zone plan and zoning ordinance.”

In the instant case, the subject property is an undersized lot. Because the lot is undersized, the Applicant experiences difficulty in meeting the required setbacks, building coverage and floor area ratio. Despite the foregoing, the Applicant has found a way to design the project so

that minimal variances are required. The majority of the setback variances are for overhangs and a walkway in the rear that will allow wheelchair access to the proposed elevator. Regarding the building coverage, if the Applicant were to comply with all setbacks, the property would only be able to be developed to a 25.1% building coverage. The proposed project will enable the family to make the best use of the existing space. The proposed residence will provide an aesthetically pleasing and visually tasteful contribution to the existing neighborhood.

Also, variances can be granted where there is no substantial detriment to the public good, the purposes of the MLUL would be advanced by the requested deviation from the requirements of the zoning ordinance, and the benefits of the deviation would substantially outweigh any possible detriment. Usually these planning benefits relate to zoning scheme, existing development patterns on surrounding lots. Basically, the purposes of the Municipal Land Use Law (MLUL) would be advanced by a deviation from the literal requirements of the zoning ordinance. This is the essence of a c-2 or flexible variance.

This application can be granted without substantial detriment to the public good because it satisfies multiple of the purposes of zoning or positive criteria found in N.J.S.A. 40:55D-2. Sixteen purposes are stated in letters a through p. This application advances the purposes listed in letters a, e, and i as well as preservation of the neighborhood character and aesthetics. The rationale is listed below:

The first purpose "a" is to promote the public health, safety, and general welfare. The proposed development brings multiple nonconforming conditions into conformity, including the introduction of three legally dimensioned off-street parking spaces where none exist, new landscaping in accordance with the landscaping ordinance, new stormwater management, freeboard elevation and the removal of an existing nonconforming basement. Because the project involves stormwater recharge, the impervious coverage is also brought out of nonconformity into conformity. The project includes an elevator for wheelchair access throughout the dwelling and a covered walkway for wheelchair access to the elevator. Additionally, the new construction will be built in compliance with modern building and flood codes. As a result, the project will increase public safety and general welfare at the property and in the surrounding neighborhood.

The second purpose "e" is to promote the establishment of appropriate population densities. The single-family dwelling is a permitted use in the zone. The proposed single-family dwelling will replace an existing outdated single-family dwelling with modern new construction. The new single-family dwelling will continue to promote appropriate population densities. The dwelling will remain in conformity with the surrounding neighborhood as many single-family dwellings exist in this neighborhood. The proposed project includes multiple decks and porches which increases the amount of usable and enjoyable space at the property while avoiding excess enclosed habitable space. Adequate parking is provided.

The third purpose is "i" which is to promote a desirable visual environment through creative development techniques and good civic design and arrangements. The Applicant has found a way to improve their property while making much needed site improvements related to stormwater management and landscaping. The development will provide for a desirable visual environment for this immediate surrounding neighborhood and the City as a whole. The new landscaping will improve the streetscape of the neighborhood. The proposed residence will allow the family to use their property space in the most efficient way. The proposed project will not change the character or development pattern in the immediate surrounding neighborhood.

When the proposed project is viewed on the whole, it will also contribute to the preservation of the neighborhood character and aesthetics. These are two (2) additional purposes of zoning held by the Courts to be appropriate in consideration of variance relief.

With respect to the negative criteria, the proposed development as stated previously, will not meet certain criteria contained in the Zoning Ordinance. However, the Applicant is proposing an architectural enhancement to their property. The requested relief will not substantially impact any other surrounding property owners. It also will not substantially impact the zone plan or the Zoning Ordinance. The benefits of granting the requested variance will outweigh any potential negative impacts as a result of the proposed improvements.

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

NAME of Appellant/Applicant: Paul J. Cody, Jr. and Jacqueline Cody

Address of Subject Property: 29 85th Street

Tax Block: 85.01

Lot(s): 20

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	\$2,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)	X	\$ 200.00	+	\$ 1,500.00	\$1,700.00
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>		\$	+	\$	<b>= \$ 3,700.00</b>

\*\* 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**

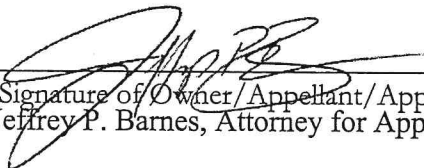
-----  
Name of Appellant/Applicant: Paul J. Cody, Jr. and Jacqueline Cody

Address of Subject Property: 29 85th Street

Tax Block: 85.01 Lot(s): 20  
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The above-named appellant or applicant hereby certifies as follows:

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 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  
Jeffrey P. Barnes, Attorney for Applicant

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

## LEGAL NOTICE

PLEASE TAKE NOTICE that the undersigned, Paul J. Cody, Jr. and Jacqueline Cody (collectively, the "Applicant"), have made application to the City of Sea Isle City Zoning Board (the "Board") for a property commonly known as 29 85<sup>th</sup> Street, Sea Isle City, New Jersey, and more specifically designated as Lot 20 in Block 85.01 (the "Property") on the Tax and Assessment Map of the City of Sea Isle City, Cape May County, New Jersey, in order to seek approval to demolish the existing single-family dwelling and construct a new single-family dwelling. The Property is in the R-2 zone. The Applicant is seeking the following:

1. Site plan approval, if required, pursuant to the Land Use Development Ordinance of the City of Sea Isle City as well as the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50;
2. Variance relief from the Land Use Development Ordinance of the City of Sea Isle City and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(d) as follows:
  - a. D(4) floor area ratio variance, where a maximum of .8 or 80% floor area ratio is permitted, .48 or 48% exists, and .87 or 87% is proposed;
3. Variance relief from the Land Use Development Ordinance of the City of Sea Isle City and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) as follows:
  - a. Relief from Sea Isle City Code Section 26-20.3 in order to build on a substandard non-buildable lot that is less than 3,500 square feet;
  - b. Lot area, where a minimum of 5,000 square feet is required and 2,268 square feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - c. Lot width, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - d. Lot frontage, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - e. Lot depth, where a minimum of 100 feet is required and 60 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - f. Building coverage, where a maximum of 30% is permitted, 35.3% exists, and 40.4% is proposed, which includes a second-floor screened porch;
  - g. Front yard setback, where a minimum of 15 feet is required, 13.30 feet exists, and 10 feet to the building and 4.75 feet to the stairs is proposed;
  - h. Rear yard setback, where a minimum of 20 feet to the building and 5 feet to terraces or patios is required, 7.39 feet to the building, 3.37 feet to the outside shower and .5 feet to the patio exist, and 7.67 feet to the elevator, 4 feet to the stairs and .25 feet to paving is proposed;

- i. Encroachment of overhang in the left side yard, where a minimum of 5 feet from the property line is required, 11.15 feet and 3 feet exists, and 8.72 feet on the right side and 3.75 feet on the left side are proposed; Encroachment of overhang and walkway in the rear yard, where a minimum of 5 feet from the property line is required, 6.36 feet exists, and 4 feet is proposed.
4. Any other bulk, dimensional and accessory variance relief or exceptions from the Land Use Development Ordinance of the City of Sea Isle City and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) which may be required, including, but not limited to, side yard setbacks, front yard setbacks, rear yard setbacks, building coverage, lot coverage, landscaping, landscape buffer, driveway, curb cuts and parking at the Property in conjunction with the Residential Site Improvement Standard;
5. The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, which may arise during the course of the hearing process.

The application is now on the calendar of the Board of the City of Sea Isle City. The initial public hearing has been set for TBD, 2025 at 7:00 p.m. at 233 John F. Kennedy Boulevard in the Council Chambers on the Third Floor, Sea Isle City, Cape May County, New Jersey 08243. Any person affected by this application will have the opportunity to present any objections to the proposed development. However, the Board reserves the right to exclude repetitious testimony. All documents relating to this application may be inspected by the public Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m. in the Office of the Board of Zoning and Land Use Control Division, located at 233 John F. Kennedy Boulevard in the Council Chambers on the Third Floor, Sea Isle City, Cape May County, New Jersey 08243. If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Board cannot accept petitions or letters, and must rely on live testimony.

**KINGBARNES, LLC**

Jeffrey P. Barnes/S/

Jeffrey P. Barnes, Esquire  
on behalf of Paul J. Cody, Jr. and  
Jacqueline Cody

Dated: December 9, 2024

**AFFIDAVIT OF PUBLICATION AND SERVICE  
PAUL J. CODY, JR. AND JACQUELINE CODY  
ZONING BOARD,  
CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY**

I, Jeffrey P. Barnes, Esquire, being of full age and being duly sworn according to law deposes and says:

1. I am an attorney-at-law of New Jersey of the law firm of KingBarnes, LLC, 111 East 17<sup>th</sup> Street, Suite 100, North Wildwood, New Jersey, attorneys for Paul J. Cody, Jr. and Jacqueline Cody (collectively, the "Applicant"), for property which is located at 29 85<sup>th</sup> Street, Sea Isle City, New Jersey, and more specifically designated as Lot 20 in Block 85.01 on the Tax and Assessment Map of the City of Sea Isle City, Cape May County, New Jersey.

2. The public hearing in connection with this application is scheduled for TBD, 2025 at 7:00pm.

3. With regard to public notice, the undersigned obtained a radius list from the City of Sea Isle City Tax Assessor which listed all property owners and interested parties within 200 feet of the subject property as well as a listing of all utility companies and other interested parties that are entitled to a notice of the hearing. A true copy of the list is attached hereto as **Exhibit "A"**.

4. On TBD, 2025, representatives of my office mailed to all property owners as contained on the Sea Isle City Radius List within 200 feet of the subject property and to all of the utility companies, and other interested parties entitled to notice by Certified Mail, Return Receipt Requested, a Notice Hearing for the City of Sea Isle City Zoning Board that the Applicant was seeking the following:

- a. Site plan approval, if required, pursuant to the Land Use Development Ordinance of the City of Sea Isle City as well as the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50;
- b. Variance relief from the Land Use Development Ordinance of the City of Sea Isle City and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(d) as follows:
  - a. D(4) floor area ratio variance, where a maximum of .8 or 80% floor area ratio is permitted, .48 or 48% exists, and .87 or 87% is proposed;

- c. Variance relief from the Land Use Development Ordinance of the City of Sea Isle City and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) as follows:
- a. Relief from Sea Isle City Code Section 26-20.3 in order to build on a substandard non-buildable lot that is less than 3,500 square feet;
  - b. Lot area, where a minimum of 5,000 square feet is required and 2,268 square feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - c. Lot width, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - d. Lot frontage, where a minimum of 50 feet is required and 37.80 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - e. Lot depth, where a minimum of 100 feet is required and 60 feet exists, which is a preexisting nonconforming condition and will not change as a result of the proposed project;
  - f. Building coverage, where a maximum of 30% is permitted, 35.3% exists, and 40.4% is proposed, which includes a second-floor screened porch;
  - g. Front yard setback, where a minimum of 15 feet is required, 13.30 feet exists, and 10 feet to the building and 4.75 feet to the stairs is proposed;
  - h. Rear yard setback, where a minimum of 20 feet to the building and 5 feet to terraces or patios is required, 7.39 feet to the building, 3.37 feet to the outside shower and .5 feet to the patio exist, and 7.67 feet to the elevator, 4 feet to the stairs and .25 feet to paving is proposed;
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- e. The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, which may arise during the course of the hearing process.

A copy of said notice is attached hereto to as **Exhibit "B"**. The original white certified mail postal receipts are attached hereto as **Exhibit "C"**.

5. With regard to the requirement for publication in a newspaper of general circulation, attached hereto as **Exhibit "D"** is a copy of the Affidavit of Publication from Cape May County Herald with same having been published on TBD, 2025.

\_\_\_\_\_  
Jeffrey P. Barnes, Esquire

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

DR  
F

## LEGAL NOTICE

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**KINGBARNES, LLC**

Jeffrey P. Barnes/S/  
Jeffrey P. Barnes, Esquire  
on behalf of Paul J. Cody, Jr. and  
Jacqueline Cody

Dated: December 9, 2024



Richard M. King, Jr., Esquire  
Jeffrey P. Barnes, Esquire

TJ Mooney, Esquire  
Marisa J. Hermanovich, Esquire  
*Member Pennsylvania and Florida Bar*  
Stefanie Malone-Zeitz, Esquire  
*LLM Taxation, Estate Planning Certificate*  
Tina M. Cortese, Estate Paralegal

December 23s, 2024

Genell Ferrilli, Secretary  
Sea Isle City/Zoning Board  
233 John F. Kennedy Blvd  
Municipal Services, 2<sup>nd</sup> Floor  
Sea Isle City, NJ 08243

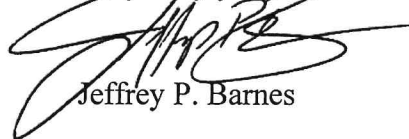
**RE: Applicant: Paul J. Cody, Jr. and Jacqueline Cody**  
**Premises: 29 85<sup>th</sup> Street**  
**Sea Isle City, New Jersey 08243**  
**Lot 20 in Block 85.01**

Dear Ms. Ferrilli:

Enclosed are the following documents to be made a part of the variance application previously submitted to your office as it relates to the referenced property:

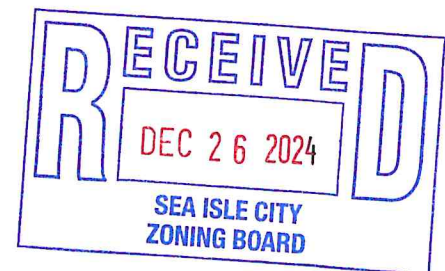
- (1) 200' Radius List; and
- (20) Copies of Grading Plan with stormwater management calculations prepared by The Hyland Group dated 11/22/2024.

Very truly yours,



Jeffrey P. Barnes

JPB/ms





# 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 85.01 - Lot 50, 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 12/17/2024 Joseph A. Berrodin  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
83.01 22.01	15 84TH ST 20.02	2	CURRENT OWNER 3425 W COULTER ST PHILA, PA	19129
83.01 22.02	21 84TH ST 24.01	2	CURRENT OWNER 609 DELCINA DR RIVERVALE, NJ	07675
83.01 24.02 CA	25 84TH ST SOUTH	2	CURRENT OWNER 1165 PINETOWN RD FT WASHINGTON, PA	19034
83.01 24.02 CB	25 84TH ST NORTH	2	CURRENT OWNER 25 84TH ST NORTH SEA ISLE CITY, NJ	08243
83.01 26	31 84TH ST	2	CURRENT OWNER 111 SO PINEAPPLE AVE 1116 SARASOTA, FL	34236
83.01 28	35 84TH ST	2	CURRENT OWNER 1165 PINETOWN ROAD FORT WASHINGTON, PA	19034
83.01 30.01 C-E	37 84TH ST EAST 30.02	2	CURRENT OWNER 37 84TH ST UNIT E SEA ISLE CITY, NJ	08243
83.01 30.01 C-W	37 84TH ST WEST 30.02	2	CURRENT OWNER POB 10 COLLINGSWOOD, NJ	08108
83.01 32 C-E	47 84TH ST EAST	2	CURRENT OWNER 4 ONEIDA CT CHESTER SPRINGS, PA	19425
83.01 32 C-W	47 84TH ST WEST	2	CURRENT OWNER 21 PETER TUFTS RD ARLINGTON, MA	02474
83.01 34.01 C-A	51 84TH ST NORTH 34.02	2	CURRENT OWNER 218 CRAFTON AVE PITMAN, NJ	08071
83.01 34.01 C-B	51 84TH ST SOUTH 34.02	2	CURRENT OWNER 112 S VALENTINE DR GARNET VALLEY, PA	19060
85.01 12 C-N	8401 PLEASURE AVE NORTH 13,14,15	2	CURRENT OWNER 6 HEATHER WAY NEWTOWN SQUARE, PA	19073

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
85.01 12 C-S	8401 PLEASURE AVE SOUTH 13,14,15	2	CURRENT OWNER 9325 LEGACY CIR LAFAYETTE HL, PA	19444
85.01 16	37 85TH ST 17	2	CURRENT OWNER 1 HARBOURSIDE DR APT 4404 DELRAY BEACH, FL	33483
85.01 18 C-A	33 85TH ST 1ST FLR	2	CURRENT OWNER 95 HUMMINGBIRD WAY SEWELL NJ	08080
85.01 18 C-B	33 85TH ST 2ND & 3RD FLR	2	CURRENT OWNER 4031 WOODRUFF RD LAFAYETTE HILL, PA	19444
85.01 19 C-A	28 84TH ST EAST 21.01	2	CURRENT OWNER 207 HANOVER RD PHOENIXVILLE, PA	19460
85.01 19 C-B	28 84TH ST WEST 21.01	2	CURRENT OWNER 62 SCHOOLHOUSE LN GLEN MILLS, PA	19342
85.01 20	29 85TH ST	2	CURRENT OWNER 718 N WALNUT ST WEST CHESTER, PA	19380
85.01 22	27 85TH ST	2	CURRENT OWNER 161 BULL RUN RD PENNINGTON, NJ	08534
85.01 23 C-A	24 84TH ST EAST 21.02	2	CURRENT OWNER 13303 WINDY MEADOW LANE SILVER SPRING, MD	20906
85.01 23 C-B	24 84TH ST WEST 21.02	2	CURRENT OWNER 24 84TH ST UNIT B SEA ISLE CITY, NJ	08243
85.01 24	23 85TH ST	2	CURRENT OWNER 736 S 2ND ST PHILADELPHIA, PA	19147
85.01 25 C-E	20 84TH ST EAST 27	2	CURRENT OWNER 809 KIMBERLY LANE WEST CHESTER, PA	19382
85.01 25 C-W	20 84TH ST WEST 27	2	CURRENT OWNER 20 84TH ST WEST SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
85.01 26	17 85TH ST	2	CURRENT OWNER 7 CREEK LN MULLICA HILL, NJ	08062
85.01 28 C-A	13 85TH ST 1ST FLR	2	CURRENT OWNER 21 HARROWGATE DR CHERRY HILL, NJ	08003
85.01 28 C-B	13 85TH ST 2ND FLR	2	CURRENT OWNER 4871 OLEY TURNPIKE RD READING, PA	19606
85.01 29	12 84TH ST	2	CURRENT OWNER 12 84TH ST SEA ISLE CITY, NJ	08243
85.01 30 C-N	9 85TH ST NORTH 32	2	CURRENT OWNER 35 SHADY GROVE CIR DOYLESTOWN, PA	18901
85.01 30 C-S	9 85TH ST SOUTH 32	2	CURRENT OWNER 145 FROG HOLLOW RD CHURCHVILLE, PA	18966
85.01 31 C-A	8 84TH ST 1ST FLR	2	CURRENT OWNER 32 N LINCOLN AVE NEWTOWN, PA	18940
85.01 31 C-B	8 84TH ST 2ND FLR	2	CURRENT OWNER 809 VALLEY RD HAVERTOWN, PA	19083
85.01 33	4 84TH ST	2	CURRENT OWNER 435 NEWTON RD BERWYN, PA	19312
85.02 8 C-101	8409 E LANDIS AVE 9.02	2	CURRENT OWNER 70 GLASGOW RD WILLIAMSTOWN, NJ	08094
85.02 8 CA201	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 210 PINE ST PHILADELPHIA, PA	19106
85.02 8 CA202	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 9 BELLMORE AVE PO BOX 828 POINT LOOKOUT, NY	11569
85.02 8 CA203	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 140 HILLDALE RD LANSDOWNE, PA	19050

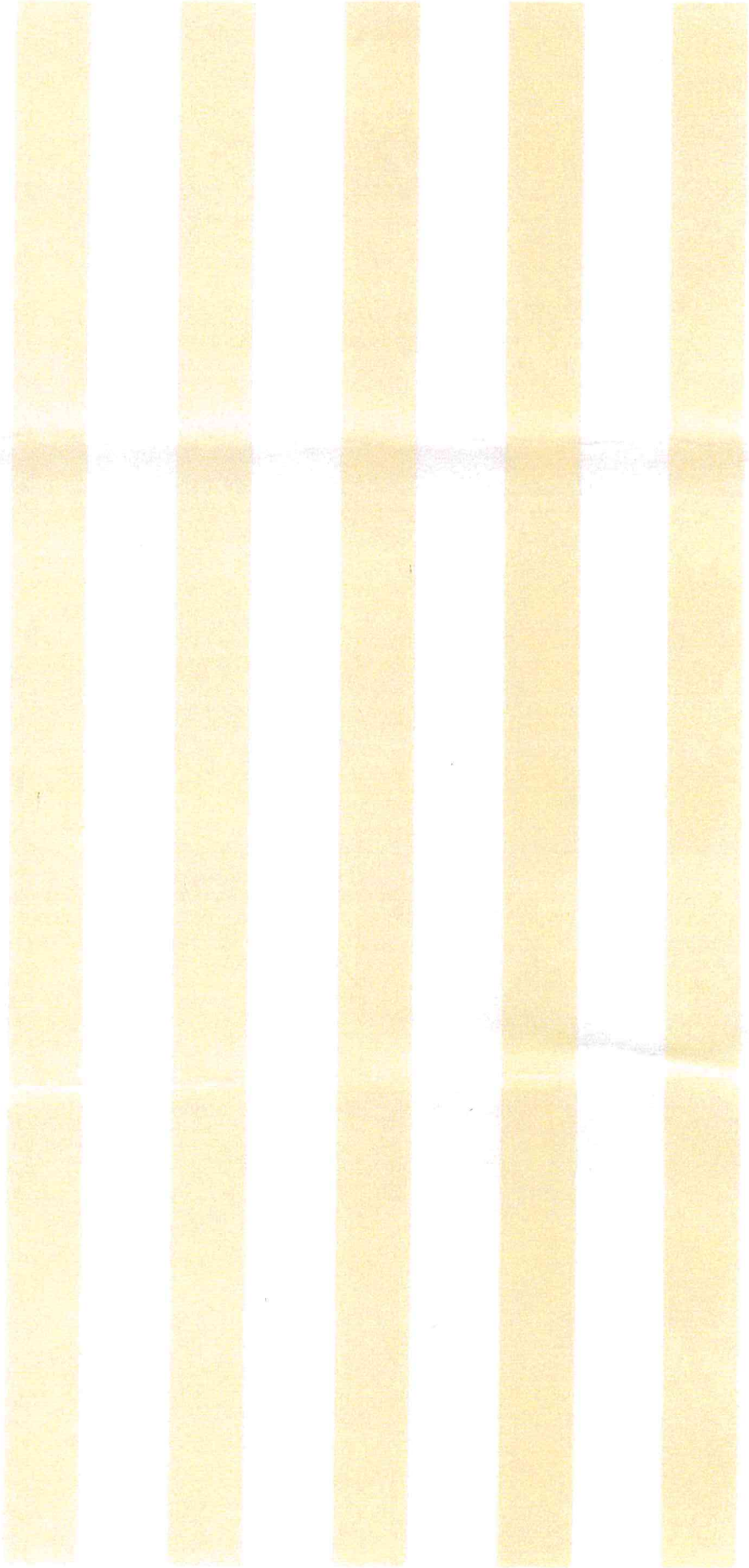
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
85.02 8 CA204	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 464 N SWEET GUM LN LAFAYETTE HILLS, PA	19444
85.02 8 CA205	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 8 PRESTWOULD CT MARLTON, NJ	08053
85.02 8 CA301	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 1454 MARSHALL RD MEADOWBROOK PA	19046
85.02 8 CA302	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 1204 GREENHILL RD FLOUTROWN, PA	19031
85.02 8 CA303	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 4037 WESTBURY RIDGE DR ERIE, PA	16506
85.02 8 CA304	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 209 STANFORD DR CHESTER SPRINGS, PA	19425
85.02 8 CA305	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 61 85TH ST UNIT A305 SEA ISLE CITY, NJ	08243
85.02 8 CA401	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 154 VIRGINIA AVE BROOKHAVEN, PA	19015
85.02 8 CA402	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 6 LINDA LN ASTON, PA	19014
85.02 8 CA403	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 175 ROBIN HOOD RD CLIFTON, NJ	07013
85.02 8 CA404	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 30 PAYSON AVE AUDUBON, NJ	08106
85.02 8 CB201	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 30 WYNNWOOD ST WOODSTOWN, NJ	08098
85.02 8 CB202	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 264 MEADOWBROOK RD KING OF PRUSSIA, PA	19406

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
85.02 8 CB203	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 944 JEFFERSON WAY WEST CHESTER, PA	19380
85.02 8 CB301	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 2147 HENDRICKS RD PENNSBURG, PA	18073
85.02 8 CB302	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 207 S WATERLOO RD DEVON, PA	19333
85.02 8 CB303	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 822 BEVERLY RD JENKINTOWN, PA	19046
85.02 8 CB401	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 306 S HAVERFIELD DR SPRING CITY, PA	19475
85.02 8 CB402	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 2 MAYFAIR COURT LITTLE SILVER, NJ	07739
85.02 8 CB403	85TH & PLEASURE AVE 9.02	2	CURRENT OWNER 346 PINECREST RD SPRINGFIELD, PA	19064
86.01 3	8515 PLEASURE AVE 4	2	CURRENT OWNER 98 LILAC RD MALVERN, PA	19355
86.01 5 C-A	8509 PLEASURE AVE NORTH 6,7.01	2	CURRENT OWNER 124 CROSSPOINTE DR WEST CHESTER, PA	19380
86.01 5 C-B	8511 PLEASURE AVE SOUTH 6,7.01	2	CURRENT OWNER 24 COLUMBIA DR MARLTON, NJ	08053
86.01 7.02 C-A	8501 PLEASURE AVE NORTH 8,9,10	2	CURRENT OWNER 2048 APPLETREE ST PHILADELPHIA, PA	19103
86.01 7.02 C-B	8503 PLEASURE AVE SOUTH 8,9,10	2	CURRENT OWNER 122 FAIRTHORNE ST KENNETT SQUARE, PA	19348
86.01 11 C-A	17 86TH ST 1ST FLR 12	2	CURRENT OWNER 45 WINAY TER LONG VALLEY, NJ	07853

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
86.01 11 C-B	17 86TH ST 2ND FLR 12	2	CURRENT OWNER 14 SUMMIT DR DILLSBURG, PA	17019
86.01 15	11 86TH ST 16,21-32	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
86.01 17.01 C-A	10 85TH ST NORTH 18.01,19.01,20.01	2	CURRENT OWNER 106 E PINE STREET WENONAH, NJ	08090
86.01 17.01 C-B	10 85TH ST SOUTH 18.01,19.01,20.01	2	CURRENT OWNER 2020 WALNUT ST APT 23H PHILADELPHIA, PA	19103
86.01 17.02 C-N	6 85TH ST NORTH 18.02,19.02,20.02	2	CURRENT OWNER 224 AMBERFIELD DR MT LAUREL, NJ	08054
86.01 17.02 C-S	6 85TH ST SOUTH 18.02,19.02,20.02	2	CURRENT OWNER 753 VALLEY FORGE RD PHOENIXVILLE, PA	19460
86.02 21.01	118 85TH ST 22.01,11.03,10.02, 9.02,20.02	2	CURRENT OWNER 118 85TH ST SEA ISLE CITY, NJ	08243
86.02 21.02 C-A	110 85TH ST 1ST FLR EAST 22.02	2	CURRENT OWNER 78 HOLLY CT ALLENWOOD EST TABERNACLE, NJ	08088
86.02 21.02 C-B	110 85TH ST 1ST FLR WEST 22.02	2	CURRENT OWNER 620 FOXFIELDS DR BRYN MAWR, PA	19010
86.02 21.02 C-C	110 85TH ST 2ND FLR 22.02	2	CURRENT OWNER 90 GLENDALE RD EXTON, PA	19341
86.02 21.02 C-D	110 85TH ST 3RD FLR 22.02	2	CURRENT OWNER 3 WINDING WAY RD STRATFORD, NJ	08084
86.02 23.01	113 86TH ST 24.01	2	CURRENT OWNER 1084 S KIMBLES RD YARDLEY, PA	19067
86.02 23.02	8512 PLEASURE AVE 24.02	2	CURRENT OWNER 1042 BUCKTAIL WAY WEST CHESTER, PA	19382



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
86.02 24.03 C-N	8508 PLEASURE AVE NORTH 25	2	CURRENT OWNER 14 CHRISTOPHER DR GLEN MILLS, PA	19342
86.02 24.03 C-S	8508 PLEASURE AVE SOUTH 25	2	CURRENT OWNER 16505 GEO WASHINGTON DR ROCKVILLE, MD	20853
86.02 26.01	106 85TH ST 27.01	2	CURRENT OWNER 307 BAILLEY RD MULLICA HILL, NJ	08062
86.02 26.02	102 85TH ST 27.02	2	CURRENT OWNER 119 PRAEKNESS WAY DOWNINGTOWN, PA	19335



**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 NJS 40:55D-12.**

**REV. 12/15.2014**

<b>Sea Isle City Zoning Board of Adjustment</b>	Applicant's Last Name: Cody
	Property Address: 29 85th Street
	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:

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 "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, twenty (20) sets of Application, with each set compiled of the following documents:***

- ZB-1 SICZB current Application form, including signed & dated verification
- ZB-2 Survey, Plan, or Plat Affidavit
- ZB-5 Notice of Application for Development
- ZB-6 Certification of Service
- 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.
- N/A 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 Clerk in 20 complete sets to include 1 original and 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 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 Clerk.**

**Finally:** **TEN (10) DAYS PRIOR** to 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 Clerk.