

Sea Isle City Planning Board

Applicants Last Name: Doc 3, LLC
Property Address: 4615 Landis Ave, Sea Isle City
Date Submitted to PB Clerk: _____

Application Check List

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

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

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

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

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

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

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

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

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

**CITY OF SEA ISLE CITY
PLANNING BOARD**

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

Location: 4615 Landis Avenue, Sea Isle City

**APPLICATION FORM
Date Received:** _____

Block: 46.02

Lot: 1.01 and 1.02

APPLICATION FOR DEVELOPMENT :

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

1. **Name of Application (s):** Doc 3, LLC
Address: 12 Taylor Lane, Cape May, NJ 08204

Phone Number: 609 - 408 - 0522 or _____ - _____ - _____
Owners (s) Name: Same as applicant
Owner (s) Address: _____

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

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

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

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

Michael Tramutolo - 12 Taylor Lane, Cape May, NJ 08204 50% Interest

Maria Tramutolo - 12 Taylor Lane, Cape May, NJ 08204 50% Interest

5. Has there ever been another application made before the Planning Board concerning this property: (check one): Yes No None known

If yes, what was the nature of the application: _____

Was application (check one): Granted Denied

6. Have there ever been applications made for governmental approval concerning this property: No.

If yes, what was the nature of the application: _____

7. SUBJECT PROPERTY: Street Address: 4615 Landis Ave
Block: 46.02 Lot: 1.01 and 1.02
Zone: C-1

8. If applicant is represented by an attorney, state name, address and phone number of the attorney:
Anthony P. Monzo - Monzo Catanese DeLollis, PC
211 Bayberry Drive, Suite 2A, Cape May Court House, New Jersey 08210 609.463.4601
() _____ - _____

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

10. If a variance is sought, state the section (s) of the ordinance from which applicant requests relief
§ 26-23.8 and §26.23(a)1

11. Said property is (give dimensions and area) 5,000 SF - 50' x 100'

And has the following structures (if known, so indicate; or indicate whether dwelling or building, stating use thereof) a restaurant is located on the subject property

12. Size of Proposed Building:

At Street Level: 50' x 50'	Feet front: 50'
Feet deep: 100'	Height: 37'
Stories: 3	Feet: 9,000 SF

13. Setbacks of Building:

Front: 1.5' (Landis Ave); 1.5' (47th Street)	Rear: 12'
Side: 3'	Side: N/A
% of Building Coverage: 79%	

14. Parking: Number of Existing Spaces: None
Number of Proposed Spaces: 5
Number of Required Spaces: 19

15. Date property acquired: April 2009

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

Fully developed site that currently has no parking available.

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

Promotes general welfare, desirable design and arrangement, provides sufficient space for appropriate locations for a variety of residential and commercial uses. The use is consistent with the master plan and outweigh the detriment of insufficient parking for restaurant.

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

There is no parking at the existing restaurant which will continue without any substantial impairment of intent and purpose of zone plan or substantial detriment to public good, and lot is not large enough to accommodate a 24 foot drive aisle.

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

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

Present use of existing building(s) and premises: restaurant

Describe any deed restrictions affecting this property: None known

Total proposed dwelling units:	4
Total proposed professional and/or business and/or commercial units:	1
Total proposed floor area:	9,000
Total proposed parking spaces:	5

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

Vincent C. Orlando, L.L.A., P.E, P.P., C.M.E. - Engineering Design Associates, P.A. 5 Cambridge Drive, Ocean View, NJ 08230

Donald C. Zacker, Architect - Donald Zacker Architect, LLC 7349 Clubhouse Circle, Egg Harbor City, NJ 08215

Proof of payment of all taxes due and owing on the premises: None

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

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

N/A

APPLICANT must sign the following certification:

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



Applicant Signature

Applicant/appellant's Name and Address:

Doc 3, LLC
12 Taylor Lane, Cape May, NJ 08204

Owners Name and Address:

Same as Applicant

Subject Property – Street Address:

4615 Landis Ave

Subject Property – Block and Lot Number:

Block: 46.02
Lot(s): 1.01 and 1.02

APPOINTMENT OF AGENT

Michael Tramutolo, managing member of Doc 3, LLC Do hereby appoint Anthony P. Monzo, Esquire
(Party in interest)

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

Chloe Isaac Shaw

Witness

M.J. Tramutolo

Party in interest

Subscribed and sworn to
Before me, this 22nd day of
May, 2024.

Lucy N. Cerana



SEA ISLE CITY PLANNING BOARD
SURVEY/PLAN/PLAT AFFIDAVIT

State of New Jersey :
 : SS.
County of Cape May :
Name of Appellant/Applicant: Doc 3, LLC
Address of Subject Property: 4615 Landis Ave, Sea Isle City
Tax Block: 46.02 Lot(s): 1.01 and 1.02

Michael Tramutolo, managing member of Doc 3, LLC, 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 Gibson Associates, PA Mark J. Gibson, NJPLS # 32115 and dated 02/07/2024 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 Planning Board and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

Michael Tramutolo
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 22nd day of May, 2024.

Lucy N. Cerana
Notary Public



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

NAME of Appellant/Applicant: Doc 3, LLC

Address of Subject Property: 4615 Landis Ave, Sea Isle City

Tax Block: 46.02

Lot(s): 1.01 and 1.02

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

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

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	\$2,000
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	\$1450
OTHER					
Any special meeting at request the of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
<u>TOTALS</u>		\$ 750	+	\$2700	= \$ 3450

** 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.)

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

DATE: 05/22/2024

RE: Certification of Taxes and Utility Accounts

BLOCK / LOT / QUAL: 46.02 / 1.01
ACCT ID#: 1975-0
LOCATION: 4615 LANDIS AVENUE
OWNER OF RECORD: DOC3 LLC

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

Comments: **Property taxes are paid through the 2ND quarter of 2024. Water / Sewer taxes are paid through 1ST quarter of 2024.**

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

05/22/2024

Date



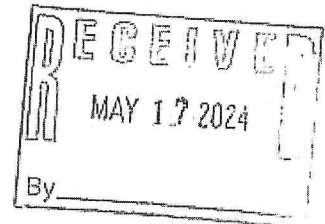
City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

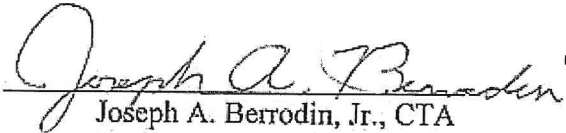
609-263-4461



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 46.02 - Lot 1.01 & 2.01, 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 05-14-24


Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
46.01 5	17 47TH ST	2	GIVNISH, GERALD S & CAROLINE 414 CEDARWOOD LN ELKINS PARK, PA	19027
46.01 6	13 47TH ST	2	COLLINS, MICHAEL E & SUSAN M ETAL 413 MILLER LN WYNNWOOD, PA	19096
46.01 12	18 46TH ST 13.01,13.02,14.01	2	D'ANGELO, JOSEPH A & CAROLE J 3120 SPRING MILL ROAD PLYMOUTH MEETING, PA	19462
46.02 1.01	4615 LANDIS AVE 2.01	4A	DOC3 LLC 12 TAYLOR LN CAPE MAY, NJ	08204
46.02 1.02 C-1	4601 LANDIS AVE UNIT 1 2.02,8.01,8.02	4A	JONES, MARTHA J 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
46.02 1.02 C-2	4601 LANDIS AVE UNIT 2 2.02,8.01,8.02	4A	JONES, MARTHA J 4601 LANDIS AVE STE 2 SEA ISLE CITY, NJ	08243
46.02 1.02 C-3	4601 LANDIS AVE UNIT 3 2.02,8.01,8.02	4A	NOODLES 1 LLC 300 77TH ST SEA ISLE CITY, NJ	08243
46.02 1.02 C-A	4601 LANDIS AVE UNIT A 2.02,8.01,8.02	2	SHAPIRO, RONALD J & NANCY O 1660 FOREST CREEK DR BLUE BELL, PA	19422
46.02 1.02 C-B	4601 LANDIS AVE UNIT B 2.02,8.01,8.02	2	CARUSO, IRREV FAMILY TRUST 1995 EIGHT ST NORTH BRUNSWICK, NJ	08902
46.02 1.02 C-C	4601 LANDIS AVE UNIT C 2.02,8.01,8.02	2	KLEIN, ANNE S & GERHART L 23 PINE RD MEDFORD, NJ	08055
46.02 1.02 C-D	4601 LANDIS AVE UNIT D 2.02,8.01,8.02	2	MC GURRIN, JOHN & NANCY 605 AMBERWOOD DR YARDLEY, PA	19067
46.02 1.02 C-E	4601 LANDIS AVE UNIT E 2.02,8.01,8.02	2	REMS, KENNETH L & CHRISTEN 25 HOLLOW RD PAOLI, PA	19301
46.02 1.02 C-F	4601 LANDIS AVE UNIT F 2.02,8.01,8.02	2	IULA, MARIA C 600 S PARK DR WESTMONT, NJ	08108

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
46.02 1.02 C-G	4601 LANDIS AVE UNIT G 2.02, 8.01, 8.02	2	ALLERTON, DANIEL J & THERESA M 50 GREENBRIAR DR PHOENIXVILLE, PA	19460
46.02 1.02 C-H	4601 LANDIS AVE UNIT H 2.02, 8.01, 8.02	2	BINGER, RANDY W & TANYA 30 FOX HOLLY RD SHERMANS DALE, PA	17090
46.02 3.01 C-N	4612 PLEASURE AVE NORTH 4.01	2	ZWENGLER, ROBERT & OWEN, LYNN A 1 E PARK AVE HADDONFIELD, NJ	08033
46.02 3.01 C-S	4612 PLEASURE AVE SOUTH 4.01	2	GAGLIARDI LIVING TRUST 2341 MIDNIGHT PASS CT THE VILLAGES, FL	32162
46.02 3.02 C-N	4608 PLEASURE AVE NORTH 4.02	2	POLLOCK, CAROL E 104 HOLYOKE RD RICHBORO, PA	18954
46.02 3.02 C-S	4608 PLEASURE AVE SOUTH 4.02	2	TEDY JOHN, LLC 104 SHARP ST MILLVILLE, NJ	08332
46.02 9 C-E	28 46TH ST EAST	2	TURNBULL, THOMAS & SUZANNE 820 ORMOND AVE DREXEL HILL, PA	19026
46.02 9 C-W	28 46TH ST WEST	2	SSKT LP 110 PARKVIEW CIR MEDIA, PA	19063
46.02 10	26 46TH ST	2	RUSSELL, JOANNE ETAL TRUSTEES 48 WINTERSET LN SIMSBURY, CT	06070
46.02 11.01	4606 PLEASURE AVE	2	HARPER, GEORGE E & M EVELYN 325 SHERINGHAM DR HOCKESSIN, DE	19707
46.02 11.02	20 46TH ST	2	20 46TH ST LLC 9062 BOZMAN NEAVITT RD ST MICHAELS, MD	21663
46.03 10 C-E	111 47TH ST	2	ADAMS, WILLIAM D JR & AMY BETH 8701 MARBURG MANOR DR TIMONIUM, MD	21093
46.03 10 C-W	111 47TH ST WEST	2	CARAMANNO, ROBERT JR & KAREN 1116 SHAW DR FORT WASHINGTON, PA	19034

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
46.03 11.01 C-A	101 47TH ST UNIT A 12.01	2	MATKOWSKI, DANIEL & ROSINSKI, ANITA 132 HAINES AVE ELKINS PARK, PA	19027
46.03 11.01 C-B	101 47TH ST UNIT B 12.01	2	O'CONNOR, TERRENCE M 4 NORTH WILLIAMSON RD AVONDALE, PA	19311
46.03 11.01 C-C	101 47TH ST UNIT C 12.01	2	HAGAN, JAMES & TRACEY M 2543 BROWN ST PHILADELPHIA, PA	19130
46.03 11.01 C-D	101 47TH ST UNIT D 12.01	2	LATTI, WILLIAM A 346 S SMEDLEY ST PHILADELPHIA, PA	19103
46.03 11.01 C-E	101 47TH ST UNIT E 12.01	2	CLARK, LEWIS W & KATHLEEN 34 SCHOOL ST AMBLER, PA	19002
46.03 11.01 C-F	101 47TH ST UNIT F 12.01	2	LEMON, MICHAEL F 12 PYLES MONTAIN DR AVONDALE, PA	19311
46.03 11.02	4612 LANDIS AVE 12.02	2	MC CULLOUGH, JAMES J JR & CAROLE A 4612 LANDIS AVE SEA ISLE CITY, NJ	08243
46.03 11.03	4608 LANDIS AVE 12.03	2	SPITALIERI TRUST 2535 SO 12TH STREET PHILADELPHIA, PA	19148
46.03 11.04	4610 LANDIS AVE 12.04	2	KONRAD, HELEN T 4610 LABDIS AVE SEA ISLE CITY, NJ	08243
46.03 22.01	4604 LANDIS AVE 23.01,24.01	2	OHL, DANIEL & ALMA 4300 STRATFORD DR CENTER VALLEY, PA	18034
46.03 22.02 C-1A	4600 LANDIS AVE UNIT 1A 23.02,24.02	2	CORRADO, JOHN & MELANIE ANNE 1302 WOODSIDE AVE HATFIELD, PA	19440
46.03 22.02 C-1B	4600 LANDIS AVE UNIT 1B 23.02,24.02	2	OBIE SALES 401K TRUST 3003 GREENRIDGE DR NORRISTOWN, PA	19403
46.03 22.02 C-1C	4600 LANDIS AVE UNIT 1C 23.02,24.02	2	GALLAGHER, KATHERINE 1420 LOCUST ST UNIT 34R PHILADELPHIA, PA	19102

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
46.03 22.02 C-1D	4600 LANDIS AVE UNIT 1D 23.02,24.02	2	SCHAAF, STEPHEN R & BARBARA ANN C 6360 MUSKET CT BENSALEM, PA	19020
46.03 22.02 C-1E	4600 LANDIS AVE UNIT 1E 23.02,24.02	2	DAVALA, MATTHEW M & AMANDA K 840 LIMEKILN PIKE AMBLER, PA	19002
46.03 22.02 C-2A	4600 LANDIS AVE UNIT 2A 23.02,24.02	2	ALBANO, RYAN 1024 MATTHEW WAY NEW CASTLE, DE	19720
46.03 22.02 C-2B	4600 LANDIS AVE UNIT 2B 23.02,24.02	2	PETRUZZO, RICHARD P & KIMBERLY A 115 HANOVER AVE NORTH WALES, PA	19454
46.03 22.02 C-2C	4600 LANDIS AVE UNIT 2C 23.02,24.02	2	ALLEGRA, JASON & RACHEL SHEILDS 717 VERMILION DR NE LEESBURG, VA	20176
46.03 22.02 C-2D	4600 LANDIS AVE UNIT 2D 23.02,24.02	2	GRAHAM, DAVID & CYNTHIA 961 RED COAT FARM DR CHALFONT, PA	18914
46.03 22.02 C-2E	4600 LANDIS AVE UNIT 2E 23.02,24.02	2	WHITEHEAD, CRAIG & SHARON 16 E NARBERTH TERRACE COLLINGSWOOD, NJ	08108
46.03 22.02 C-2F	4600 LANDIS AVE UNIT 2F 23.02,24.02	2	WISMER, WILLIAM 26 SETON HILL CT HOLLAND, PA	18966
46.03 22.02 C-2G	4600 LANDIS AVE UNIT 2G 23.02,24.02	2	MCANDREW, MATTHEW 824 SOUTH AVE UNIT P6 CLIFTON HTS, PA	19018
46.03 22.02 C-2H	4600 LANDIS AVE UNIT 2H 23.02,24.02	2	MARLER, STEPHEN WESLEY & TERESA C 37 OAKMONT PLACE MEDIA, PA	19063
46.03 22.02 C-3A	4600 LANDIS AVE UNIT 3A 23.02,24.02	2	MAZZEI, ROBERT E & SUZANNE N 12547 STONE CREST CIR WAYNESBORO, PA	17268
46.03 22.02 C-3B	4600 LANDIS AVE UNIT 3B 23.02,24.02	2	SPARACIO, JONATHAN & MA, WING HO 512 MOORE RD CLAYTON, NJ	08312
46.03 22.02 C-3C	4600 LANDIS AVE UNIT 3C 23.02,24.02	2	CONNER, JOANNE & GEORGE 728 MITCHELL AVE MORTON, PA	19070

VARIANCE REPORT (200 Ft)
46.02, L.01 & 2.01

Cape May County

Black Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
46.03 22.02 C-3D	4600 LANDIS AVE UNIT 3D 23.02,24.02	2	HALL, DARRYL V & GAIL S 309 STATELY CIR BIRDSBORO, PA	19508
46.03 22.02 C-3E	4600 LANDIS AVE UNIT 3E 23.02,24.02	2	SZEW CZUK, LAWRENCE M & CHRISTINA L 225 W BRD AVE TRAPPE, PA	19426
46.03 22.02 C-4A	4600 LANDIS AVE UNIT 4A 23.02,24.02	2	LLOYD, JAMES R & GININE M 705 ARNOLD ST PHILADELPHIA, PA	19111
47.01 12	18 47TH ST 13	2	CONVENT OF THE SISTERS OF ST JOSEPH 9701 GERMANTOWN AVE PHILA, PA	19118
47.02 1.02	4709 LANDIS AVE 2.02	2	SPANGLER, STEPHEN & LISA 978 LIEDS RD COATSVILLE, PA	19320
47.02 3	23 48TH ST	2	LENTZ,GREGORY C TRUSTEE 229 REGATTA DR JUPITER, FLA	33477
47.02 4 C-N	21 48TH ST NORTH	2	LASALANDRA, FRANCESCO & CHIARA 696 BRENTWOOD DR VINELAND, NJ, NJ	08360
47.02 4 C-5	21 48TH ST SOUTH	2	CORNETT, PATRICIA J ETALS 2 BOULDER BROOK COURT BELLE MEAD, NJ	08502
47.02 8 C-E	32 47TH ST EAST	2	O'MALLEY, THOMAS & LISA 3081 BALLESTRAS COURT MOUNT AIRY, MD	21771
47.02 8 C-W	32 47TH STREET WEST	2	DAMON, SEAN M & ANNE C 2820 MOUNTAIN LAUREL DR FURLONG, PA	18925
47.02 9 C-E	28 47TH ST EAST	2	28 47TH ST LLC 54 MARSHALL RIDGE RD NEW CANAAN, CT	06840
47.02 9 C-W	28 47TH ST WEST	2	HUGHES, JAMES P & EILEEN M 409 ENGLISH IVY DR WARRINGTON, PA	18976
47.02 10 C-A	26 47TH ST EAST	2	ROBINSON, JOHN E & BARBARA L 404 OAKLAND AVE BELLINAWR, NJ	08031

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
47.02 10 C-B	26 47TH ST WEST	2	CIULLO, JOHN & MARINO, ANNA MARIE 583 ASPEN WOODS DR YARDLEY, PA	19067
47.02 11 C-N	4700 PLEASURE AVE NORTH	2	GOLDSMITH, JR THOMAS A & JOANNE 2 KNIGHTS WAY NEWTOWN SQUARE, PA	19073
47.02 11 C-S	4700 PLEASURE AVE SOUTH	2	FRICANO, PETE 2300 DUNE DR AVALON, NJ	08202
47.03 12.02 C-N	4708 LANDIS AVE NORTH 11.02	2	KHATIB, LOJAY HAMID & MIRIAM N 860 EMPRESS RD WEST CHESTER, PA	19380
47.03 12.02 C-S	4708 LANDIS AVE SOUTH 11.02	2	THOMPSON, GEOFFREY J, TRUSTEE P.O. BOX 1673 SOUTHAMPTON, PA	18966
47.03 22 C-E	112 47TH ST EAST	2	ROGERS, COLLEEN L 112 E 47TH ST SEA ISLE CITY, NJ	08243
47.03 22 C-W	112 47TH ST WEST	2	RAINALLI, JOHN F & LORRAINE H 1535 ST MATTHEWS RD CHESTER SPRINGS, PA	19425
47.03 23.01	4706 LANDIS AVE 24.01	2	SWEENEY, BRETT & KATY 425 MAUREEN LN SEVERNA PARK, MD	21146
47.03 23.02	4704 LANDIS AVE 24.02	2	MURPHY, IMMACULATA A 1023 SPORTSMAN NECK RD QUEENSTOWN, MD	21658
47.03 23.03	4700 LANDIS AVE 24.03	2	KEENAN, PETER J TRUSTEE ETAL 205 BRIDLE LANE CT LOWER GWYNEDD, PA	19002

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 N.J.A.C. 17:27-12.

EXHIBIT A

SITE PLAN CHECKLIST REQUIREMENTS

(No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted)

- 1. Completed application forms with all information provided. |
- 2. Site Plan with the following requirements: |
 - 1. Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan. |
|
|
 - 2. Indicate proposed use or uses of the land and buildings. |
|
 - 3. Site plans should be presented at a scale no smaller than 1" = 50', nor larger than 1" = 20'; size of sheets should not exceed 36 inches x 24 inches. |
|
 - 4. Scale and graphic scale. |
|
 - 5. North arrow in same direction on all sheets. |
|
 - 6. Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. |
|
|
 - 7. Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property. |
|
 - 8. Show existing and proposed buildings with dimensions; showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated. |
|
 - 9. Submit topographic map to delineate existing contours at two foot intervals, up to ten feet beyond property lines, as well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds, streams and drainage ditches, etc. |
|

10. Indicate the location of all existing and proposed structures, i.e., walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure.
11. Indicate existing zones of the development site and of zones within 200 feet of the property.
12. Show all existing schools and special district boundaries within 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself.
13. Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown.
14. Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use.
15. Indicate locations of all utility structures and lines, existing and proposed stormwater drainage on site and off site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grade inverts and directions of flow.
16. Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary.
17. Show all proposed elements and public and community areas.
18. Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.
19. Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers, and wearing surface finishes and construction.
20. Show location, arrangement and dimensions of truck loading and unloading platforms and docks.

N/A✓N/A✓✓✓✓✓✓✓N/A

SITE PLAN REVIEW

EXH. A

21. Indicate provisions for refuse and garbage disposal. Insure that such areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with view to sight, fire protection, sanitation and security.
22. Show provisions for screening or storage of equipment, attached or separate from buildings.
23. Indicate all existing or proposed exterior lighting (freestanding and/or building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display.
24. Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and facade signs and time control for sign lighting.
25. Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.
26. Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off site and along road, etc. Provision should be made for maintenance.
27. Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should be considered.
28. Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted.
29. A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented.

INTERIOR

N/A

SEE
ARCHITECTURAL
PLANS

N/A

✓

N/A

N/A

✓

- 30. Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect. ✓
- 31. Supply appropriate places for signature and date of approval of the Chairman and Secretary of the Board and its engineer. ✓
- 32. In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs. SEE ARCHITECTURAL PLANS
- 33. Flood zone and base flood elevation. AE-8'
- 34. Final lot grading plan. ✓
- 35. Show house numbers for each building lot on the final site plan plot only. N/A
- 36. A detailed written list of any additional permits required from the municipality, County, State or Federal agencies. ✓
- 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street. (Ord. No. 1510 (2011) § 38) N/A
- 38. Show all requirements under the Americans with Disabilities Act of 1990 for parking and pedestrian and vehicular movement. (Ord. No. 1510 (2011) § 38) ✓



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7th St

THE PINEAPPLE HOUSE