

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

Date of Application / Appeal: September 30, 2024

1. **Location of premises that are the subject of this matter:**  
Street address: 121 91st Street  
Tax Block: 91.02 Lot(s): 17.02 and 18  
Zoning District in which premises are located: R-2

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]  
Richard and Michelle Massi  
[Redacted]  
[Redacted]

Designate a **contact person:**  
Name: Richard  
Best method(s) to reach the contact person:  
Telephone Cell Fax e-mail regular mail  
[Redacted]

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: Andrew Catanese, Esq.  
Address: 211 Bayberry Drive, Suite 2A  
Cape May Court House NJ 08210  
Telephone: 609-463-4601 Fax: 609-463-4606

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
  - commercial building: \_\_\_\_\_
  - public building: \_\_\_\_\_
  - other: \_\_\_\_\_
- other multi-unit residential structure [number of units: \_\_\_\_\_]

The Principal Structure was originally built (date) 1970 per CMC IMS.

The most recent structural changes were made (date) unk. and consisted of unk.

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

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

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

- Less than 3,500 square feet (substandard non-buildable)
- Between 3,500 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: 2
- How many are stacked parking? None

Number and location of driveways: Stone yard utilized for parking

Elevation level.

Flood elevation of the property is: 10.50

Elevation at top of curb, street frontage is: 6.96 - 7.01

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 1970 or earlier.

Before that time, the property was used as Unknown

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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:

Construct new single family dwelling

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

26-46 (Lot area/width/depth, total side yard setback, rear setback, building coverage).

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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.

N/A

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

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

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

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

ZB-1

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	<u>    R2    </u>			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	<u>    30    </u>	<u>    50    </u>	<u>    30    </u>	<u>    Yes (ENC)    </u>
Lot Depth	<u>    74    </u>	<u>   100   </u>	<u>    74    </u>	<u>    Yes (ENC)    </u>
Lot Area (s.f.)	<u>   2200   </u>	<u>   5000   </u>	<u>   2200   </u>	<u>    Yes (ENC)    </u>

**PRINCIPAL  
STRUCTURE**

*For the principal structure on the property, indicate the following:  
setback*

Note: "SB" =

Front Yard SB	<u>    15    </u>	<u>    15    </u>	<u>    15    </u>	<u>    No    </u>
Side yard SB #1	<u>    5    </u>	<u>    5    </u>	<u>    5    </u>	<u>    No    </u>
Side yard SB #2	<u>    5    </u>	<u>    5    </u>	<u>    5    </u>	<u>    No    </u>
Total SYSB	<u>    10    </u>	<u>    15    </u>	<u>    10    </u>	<u>    Yes    </u>
Rear Yard SB	<u>    14    </u>	<u>    20    </u>	<u>    15    </u> bldg: 15 / Shower: 11.68	<u>    Yes    </u>
Building Height	<u>   24.12   </u>	<u>    32    </u>	<u>   30.79   </u>	<u>    No    </u>

**ACCESSORY  
STRUCTURES**

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

Not Applicable

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>

EXISTING  
CONDITIONS

REQUIRED BY  
ORDINANCE

PROPOSED

VARIANCE  
REQUIRED  
YES/NO

**LOT COVERAGE**

ZB-1

Principal building (%)	<u>41%</u>	<u>35%</u>	<u>37.4%</u>	<u>Yes</u>
Accessory building (%)	<u>1%</u>	<u>10%</u>	<u>N/A</u>	<u>No</u>

**FLOOR AREA RATIO**

Principal bldg	<u>.36</u>	<u>.85</u>	<u>.85</u>	<u>No</u>
Accessory bldg	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

**PARKING**

Location	<u>Front Yard</u>	<u>N/A</u>	<u>Front Yard/Garage</u>	<u>No</u>
No. spaces on-site	<u>2</u>	<u>2</u>	<u>4</u>	<u>No</u>
Driveway	<u>Yes</u>	<u>N/A</u>	<u>Yes</u>	<u>No</u>

**SIGNS**

	<u>Not Applicable</u>			
Dimensions	<u></u>	<u></u>	<u></u>	<u></u>
Number	<u></u>	<u></u>	<u></u>	<u></u>
Location	<u></u>	<u></u>	<u></u>	<u></u>
Type (Freestanding or Building Mounted)	<u></u>	<u></u>	<u></u>	<u></u>

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 known

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12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For “c(1)” Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.
14. **For “c(2)” Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
15. **For Use and other “d” Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

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Not Applicable

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

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

Name	Address	Phone	Fax
James McAfee, RA	105 Roosevelt Blvd, 1A, Marmora NJ	609-513-1258	
John Halbruner, R.A., P.E.	4 Clermont Dr. Clermont NJ 08210	609-398-4477	



**VERIFICATION OF APPLICATION**

I, Richard Massi, 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.

9/30/2024

(date)

Signed by:

Richard M. Massi

(Signature of Applicant; print name beneath)

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 Pennsylvania :  
County of Chester : ss.

Name of Appellant/Applicant: Richard Massi and Michelle Massi  
Address of Subject Property: 121 91st Street  
Tax Block: 91.02 Lot(s): 17.02 & 18

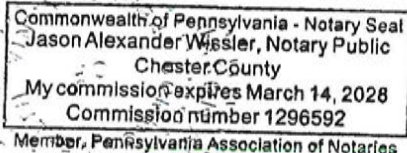
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Richard Massi, being duly sworn according to law, upon his/her oath, deposes and says:

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 June 7, 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]  
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
this 28 day of Sept, 2024

[Signature]  
Notary Public



Zoning Board Application  
121 91<sup>st</sup> Street, Sea Isle City  
Richard and Michelle Massi

### **Justification for Relief Sought**

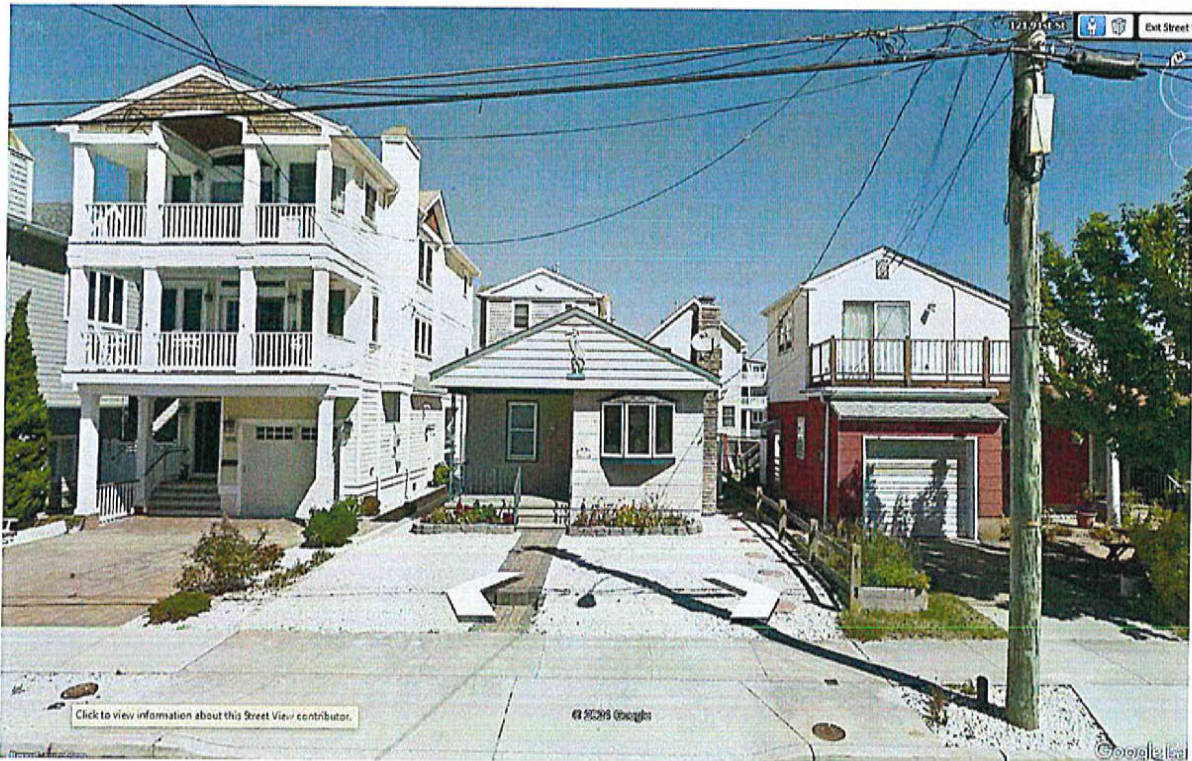
Applicant submits this application for property located at 121 91<sup>st</sup> Street. The property is currently developed with a single-family dwelling. The Massis propose to demolish the existing structure and construct a new single-family residence. Variances are requested for the undersized lot (area, frontage, and depth), as well as building coverage, total side yard setback, and rear yard setback. Applicants request these variances under the C(1) hardship, as the undersized nature of the lot present practical difficulties in complying with the applicable R2 zoning regulations. The applicants also apply under the more flexible C(2) criteria, as the application will bring certain elements of the property more closely into compliance with the zoning code, and completely eliminate certain nonconformities, such as the finished floor elevation. Variance relief can be granted without substantial detriment to the zoning ordinance or zone plan, as the proposed home will closely match a recently-constructed home on the adjacent property to the west, thus the proposed development is consistent with other recent development in the neighborhood.

End.

Richard and Michelle Massi - 121 91<sup>st</sup> Street, Sea Isle City, NJ



RECEIVED  
SEA ISLE CITY  
ZONING BOARD



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

NAME of Appellant/Applicant: Richard and Michelle Massi

Address of Subject Property: 121 91st Street

Tax Block: 91.02

Lot(s): 17.02 and 18

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)		\$ 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	
<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>		\$ 500.00	+	\$ 1500.00	= \$2000.00

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

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

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

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

DATE: 10/8/2024

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

BLOCK / LOT / QUAL: 91.02 / 17.02  
ACCT ID#: 5336-0  
LOCATION: 121 91<sup>ST</sup> STREET  
OWNER OF RECORD: MASSI, RICHARD M & MICHELLE

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

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

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

Maureen Conte

CITY OF SEA ISLE CITY  
TAX COLLECTION DEPARTMENT

10/8/2024

Date



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

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September 26, 2024

VIA EMAIL & REGULAR MAIL

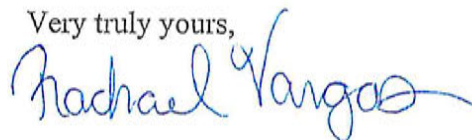
Joseph Berrodin, Jr.,  
Sea Isle City Tax Assessor  
233 John F. Kennedy Boulevard  
2<sup>nd</sup> Floor, Room #207  
Sea Isle City, NJ 08243

RE: Request for List of Property Owners within 200 feet  
Property (Street Address): 121 91<sup>st</sup> Street, Sea Isle City  
Block 91.02, Lots 17.02 & 18  
Our File No. 6811-001

Dear Mr. Berrodin:

Please accept this request for a list of all property owners within 200 feet of the above-referenced property. Also please include the names and addresses of any municipal or county entities and any utilities that should also receive notice. Enclosed is our law firm's check in the amount of \$10.00, representing the required filing fee. A self-addressed stamped envelope is enclosed for your convenience.

Thank you for your attention in this matter. If you have any questions, please let me know.

Very truly yours,  


RACHAEL VARGAS, LEGAL SECRETARY TO  
ANDREW D. CATANESE, ESQUIRE  
[rvargas@mcdpclaw.com](mailto:rvargas@mcdpclaw.com)

Enclosure



# City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

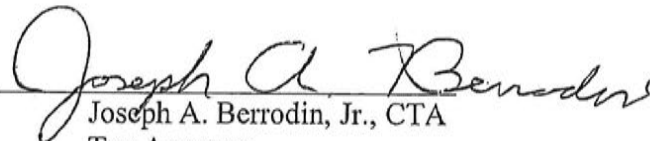
SEA ISLE CITY, NJ 08243

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 91.02 - Lot 17.02 & 18, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

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

Dated 10-04-24

  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor



**UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:**

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

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

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

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

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

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

**TO ALL APPLICANTS:**

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

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
90.02 1	8913 LANDIS AVE	2	CURRENT OWNER 452 REID WAY WEST CHESTER, PA	19382
90.02 8	133 90TH ST 9	2	CURRENT OWNER 621 WILLIAMSBURG DR BROOMALL, PA	19008
90.02 10 C-A	127 90TH ST EAST 11,12,13,01	2	CURRENT OWNER 2112 SUNNYSIDE LN GARNET VALLEY, PA	19060
90.02 10 C-B	129 90TH ST WEST 11,12,13,01	2	CURRENT OWNER 31 SWARTHMORE AVE STRATFORD, NJ	08084
90.02 13.02	125 90TH ST 14,15,01	2	CURRENT OWNER 2122 KIMBALL ST PHILADELPHIA, PA	19146
90.02 15.02	121 90TH ST 16	2	CURRENT OWNER 162 HEARTHSTONE DR BERLIN, NJ	08009
90.02 17 C-E	119 90TH ST EAST 18	2	CURRENT OWNER 291 COPPER BEECH DR BLUE BELL, PA	19422
90.02 17 C-W	119 90TH ST WEST 18	2	CURRENT OWNER 119 90TH ST SEA ISLE CITY, NJ	08243
90.02 19	117 90TH ST 20	2	CURRENT OWNER 1 WAGON WHEEL DR MT LAUREL, NJ	08054
90.02 21	111 90TH ST 22	2	CURRENT OWNER 325 TOM BROWN RD MOORESTOWN, NJ	08057
90.02 23	109 90TH ST 24	2	CURRENT OWNER 109 90TH ST SEA ISLE CITY, NJ	08243
91.02 1	9011 LANDIS AVE 2	2	CURRENT OWNER 9013 LANDIS AVE SEA ISLE CITY, NJ	08243
91.02 3	9005-9009 LANDIS AVE 4,5	2	CURRENT OWNER 8 REDWOOD RD MARTINSVILLE, NJ	08836

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
91.02 6	9001 LANDIS AVE 7	2	CURRENT OWNER 8 REDWOOD RD MARTINSVILLE, NJ	08836
91.02 8	135 91ST ST 9.01	2	CURRENT OWNER 6 RALEIGH DRIVE MOUNT LAUREL, NJ	08054
91.02 9.02	133 91ST ST 10,11,12,01	2	CURRENT OWNER 225 WOODSIDE LA BROOMALL, PA	19008
91.02 12.02 C-E	129 91ST ST EAST 13,14,15	2	CURRENT OWNER 1508 SPRING MILL LN VILLANOVA, PA	19085
91.02 12.02 C-W	129 91ST ST WEST 13,14,15	2	CURRENT OWNER 232 TOHOPECKA RD CLARKSBORO, NJ	08020
91.02 16	123 91ST ST 17.01	2	CURRENT OWNER 222 FOXGROFT AVE BROOMALL, PA	19008
91.02 17.02	121 91ST ST 18	2	CURRENT OWNER 940 MARSHALL DR POTTSTOWN, PA	19465
91.02 19	115 91ST ST 20,21,01	2	CURRENT OWNER 115 91ST ST SEA ISLE CITY, NJ	08243
91.02 21.02	113 91ST ST 22,23	2	CURRENT OWNER 15 COLONIAL AVE HADDONFIELD, NJ	08033
91.02 24 C-A	109 91ST ST 1ST FLR 25	2	CURRENT OWNER 1724 MAPLE AVE HADDON HEIGHTS, NJ	08035
91.02 24 C-B	109 91ST ST 2ND FLR 25	2	CURRENT OWNER 109 91ST ST 2ND FL SEA ISLE CITY, NJ	08243
91.02 26	138 90TH ST 27	2	CURRENT OWNER 281 CASSATT RD BERWYN, PA	19312
91.02 28	134 90TH ST 29.01	2	CURRENT OWNER 107 SOUTH RD WILMINGTON, DE	19809

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
91.02 29.02	132 90TH ST 30	2	CURRENT OWNER 1003 DUNNING DR WEST CHESTER, PA	19382
91.02 31	130 90TH ST 32.01,32.02,33.01	2	CURRENT OWNER 2267 EAST DEERFIELD RD MEDIA, PA	19063
91.02 33.02	126 90TH ST 34	2	CURRENT OWNER 212 CHARLES ELLIS DR NEWTOWN SQUARE, PA	19073
91.02 35	122 90TH ST 36.01	2	CURRENT OWNER 215 IVYSTONE DR DOWNTOWN, PA	19335
91.02 36.02	120 90TH ST 37	2	CURRENT OWNER 42699 LAURIER DR ASHBURN, VA	20148
91.02 38	116 90TH ST 39,40	2	CURRENT OWNER 116 90TH ST SEA ISLE CITY, NJ	08243
91.02 41	112 90TH ST 42.01	2	CURRENT OWNER 2606 KENNISON LANE BOWIE, MD	20715
91.02 42.02	110 90TH ST 43	2	CURRENT OWNER 2606 KENNISON LANE BOWIE, MD	20715
91.02 44	9010 PLEASURE AVE 45,46	2	CURRENT OWNER PO BOX 1326 BELLMAWR, NJ	08099
91.02 47.02	9002 PLEASURE AVE 47.01,48,49,50	2	CURRENT OWNER POB 251 AVALON, NJ	08202
92.02 11.02	125 92ND ST 12,13,14,01	2	CURRENT OWNER 355 HUTCHINSON AVE HADDFIELD, NJ	08007
92.02 14.02	123 92ND ST 15,16	2	CURRENT OWNER 123 92ND ST SEA ISLE CITY, NJ	08243
92.02 17	121 92ND ST 18	2	CURRENT OWNER 551 FLETCHER RD WAYNE, PA	19087

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92.02 19	117 92ND ST 20,21	2	CURRENT OWNER 50 S 16TH ST, #4210 PHILADELPHIA, PA	19102
92.02 22	111 92ND ST 23,24,01	2	CURRENT OWNER 40 CLEFT ROCK RD LEWISTOWN, PA	19057
92.02 24.02	109 92ND ST 25,42,01,43,01	2	CURRENT OWNER 1020 SPRUCE ST APT 2R PHILA, PA	19107
92.02 26 C-A	140 91ST ST SOUTH 27	2	CURRENT OWNER 331 DRUMMERS LN PHOENIXVILLE, PA	19460
92.02 26 C-B	140 91ST ST NORTH 27	2	CURRENT OWNER 305 HOMESTEAD AVE HADENFIELD, NJ	08033
92.02 28	136 91ST ST 29	2	CURRENT OWNER 113 AZALEA WAY FLOURTOWN, PA	19031
92.02 30	132 91ST ST 31	2	CURRENT OWNER 2003 JULIA DR CONSHOHOCKEN, PA	19428
92.02 32	128 91ST ST 33	2	CURRENT OWNER 3 LOCUST LA WALLINGFORD, PA	19086
92.02 34 C-E	124 91ST ST EAST 35,36,01	2	CURRENT OWNER 151 N SMITH TER CLEMENTON, NJ	08021
92.02 34 C-W	124 91ST ST WEST 35,36,01	2	CURRENT OWNER 30 TULIP DR MALVERN, PA	19355
92.02 36.02	120 91ST ST 37	2	CURRENT OWNER 120 PLYMOUTH RD STICKLERVILLE, NJ	08081
92.02 38 C-E	118 91ST ST EAST 39,40	2	CURRENT OWNER 8115 HEACOCK LN WYNCOTE, PA	19095
92.02 38 C-W	118 91ST ST WEST 39,40	2	CURRENT OWNER 4217 SIR ANDREW CIR DOYLESTOWN, PA	18902

VARIANCE REPORT NO OWNER (200 Ft)

91.02, 17.02 & 18

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92.02 41	114 91ST ST 42.02,43.02	2	CURRENT OWNER 200 FRIENDSHIP RD DREXEL HILL, PA	19026
92.02 44	9110 PLEASURE AVE 45	2	CURRENT OWNER 9110 PLEASURE AVE SEA ISLE CITY, NJ	08243
92.02 46	9108 PLEASURE AVE 47	2	CURRENT OWNER 721 GRAISBURY AVE HADDONFIELD, NJ	08033
92.02 48 C-N	9102 PLEASURE AVE NORTH 49,50,43,03	2	CURRENT OWNER 18 ROSCOMMON NEWTOWN SQUARE, PA	19073
92.02 48 C-S	9102 PLEASURE AVE SOUTH 49,50,43,03	2	CURRENT OWNER 19 KEVIN WAY MARLTON, NJ	08053