

**GENERAL NOTES**

- Owner/Applicant: Thomas Scull
- Existing conditions & Property borders taken from Survey performed by James R. Boney, NJ License No. 31264, Dated 12-17-22
- Existing measurements taken from Architectural Drawings provided by McAfee Architects, James E. McAfee, NJ License No. 21A101800000, Dated 08-08-24
- Legal Description: Being known as Tax Lot 15.01, Tax Block 86.03 as shown on sheet number 18 of the current official Tax Map of the Sea Isle City.
- Project Description: Project involves a 2nd Story Addition to the rear of the existing 2-Story Single Family home. The addition will provide the owner with an additional 227 sq ft space. Addition of space remains within the footprint of the existing building.
- Utilities: The Project does not require any new utility services. Existing electric, gas, water & sewer is not shown, but is to remain in service.
- Grading: No grade level alterations (except landscaping) are proposed. No topography (existing or proposed) included.
- Stormwater: No increase in impervious coverage resulting from the proposed development. No stormwater management features proposed.
- All new landscaping is to be provided with automatic underground irrigation.
- Project is in FEMA Flood Zone AE 0.0. Local Design Flood Elevation: 12.0

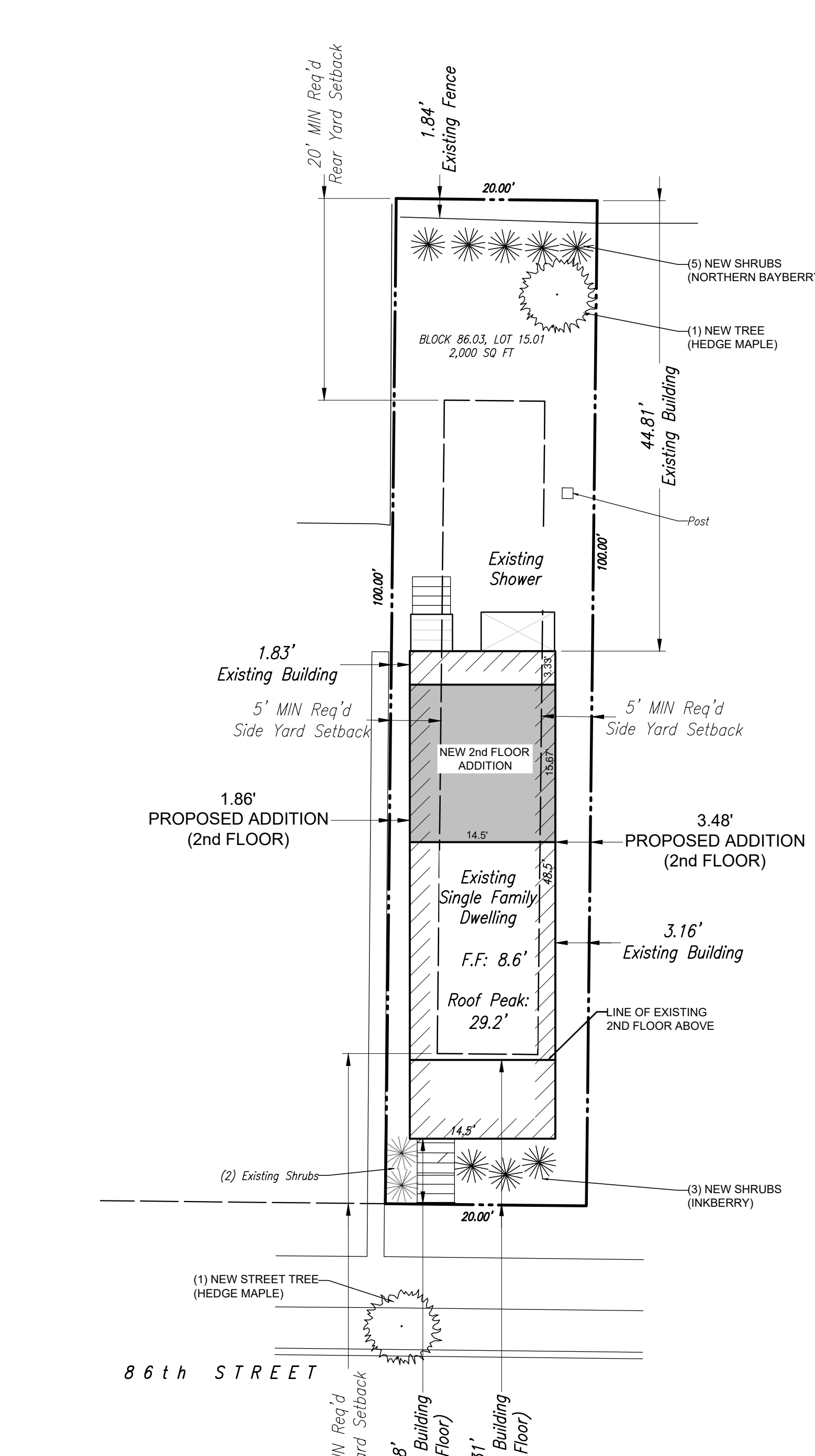


**TAX MAP** Map Date: 02-1973 Scale: 1" = 100'  
**ZONING MAP** Map Date: 06-27-1991 Scale: 1" = 200'  
**FLOOD MAP** Map No. 3409C0164F Map Date: 10-05-2017 Scale: 1" = 500'  
**U.S.G.S MAP** Map Date: 2021 Scale: 1" = 2000'

Block	Lot	Owner	Address	City/State	Zip
85.03	1	GARBER, IBOLYA V	824 GRIST MILL LN	WEST CHESTER, PA	19380
85.03	1	MCKERNAN, ROBERT L & SHIRA	9870 SCRIBNER LANE	WELLINGTON, FL	33414
85.03	1	GOLLO, ROBERT P & WARY K	519 DELBERT DR	LANSDALE, PA	19466
85.03	1	HODLOFSKI, MICHAEL & AMANDA	210 SAGE HILL LN	WEST CHESTER, PA	19382
85.03	1	METRO, MICHAEL J & PAMELA T	7590 PINE RD	WYNDMOOR, PA	19038
85.03	1	KILLINO, JEFFREY B @ KWINDO FIRM PC	1835 MARKET ST STE 2820	PHILADELPHIA, PA	19103
85.03	1	BRUNO, CHRISTOPHER R & STEPHANIE A	304 TOPAZ COURT	MURKIN HILL, NJ	08022
85.03	1	BLACK, JOHN C II & TONIC	92 LEAMAN ST	LANCASTER, PA	17603
85.03	1	KIM, YOUNG K & MARIE	1723 LAFAYETTE DR	JAMISON, PA	18929
85.04	18.02	HGH, KANE & DONNA	2096 POWDERHORN RD	MIDDLETON, PA	17057
85.04	20.02	CARLEY, PHILIP & BRENN MCCATNEY	1080 BLYTH CT	BLUE BELL, PA	19422
85.04	20.02	MILLER, ROBERT E & MAUREEN METALS	933 THORNE DR	WEST CHESTER, PA	19382
85.04	21	FREDERICKS, ADAM TRUS & REILLY, JEN	1126 COTSWOLD LN	WEST CHESTER, PA	19380
85.04	21	BONNETT SR ROB & NEMCHICK, SCOTT & AMY	1529 SILVERBARK LANE	WEST CHESTER, PA	19380
85.04	22	MORAN, ROBERT E & MICHELLE L	4648 REDFIELD RD	DOYLESTOWN, PA	18022
85.04	22	KOWACH, WILLIAM E & MARY JEAN A	2235 LEHMAN CT	ENOLA, PA	17025
86.02	1	FRANK & MONICA LLC	310 NORTH RAILROAD AVE	RIO GRANDE, NJ	08242
86.02	1	8515 LANDIS AVE, LLC	PO BOX 127	SEA ISLE CITY, NJ	08243
86.02	1	8515 LANDIS AVE, LLC	PO BOX 127	SEA ISLE CITY, NJ	08243
86.02	12.01	BETTMER, PAULINE & CASEY, ELIZABETH	604 YARDLEY LANE	DOWNINGTOWN, PA	19335
86.02	12.02	ENR INVESTMENTS LLC	1781 N RT9	SWANTON, NJ	08210
86.02	13.01	HAUSS, AJEN F & MARYANN	743 CRESCENT WAY	CHERRY HILL, NJ	08002
86.02	13.02	JOHNSON, ROBERT A & KATHLEEN V	604 YARDLEY LN	DOWNINGTOWN, PA	19335
86.03	9.02	COLAN, THOMAS & LINDA, JOANNE T	5117 ORANG AVE	BENSLEMEN, PA	19020
86.03	9.02	BOVE, ROBERT A & KIMBERLY A	129 PHEASANT RUN RD	LINCOLN UNIVERSITY, PA	19352
86.03	10.02	NEILL, RICHARD D SR & BARBARA F	789 RARITAN AVE	ATCO, NJ	08004
86.03	10.02	BENNETT, SUSAN J & ROBERT C JR	1104 WILDE AVE	DREXEL HILL, PA	19026
86.03	10.02	MARTA D KEFFER TRUST	25 BOGEY CR (THE GREENS)	DOYLESTOWN, PA	18022
86.03	10.02	FLANAGAN, EDWARD F & JEANNE M	1268 WOODSVIEW DR	GARNET VALLEY, PA	19060
86.03	12	SCULL ENTERPRISES LLC	115 YARDLEY RD	DEPTFORD, NJ	08096
86.03	12	GROVE, DAVID & MCGOTTIGAN, MAUREEN	1605 CHERRY LN	FLOURTOWN, PA	19031
86.03	12	RUMBEY, E & MARY MARY SHARON RUMSEY	3082 MURFIELD RD	LAFAYETTE HILL, PA	20147
86.03	12	PONSOT, COLLEEN MARIE & MCMAHON, KEL	1117 VA COINAS	WESTLAKE VILLAGE, CA	91362
86.03	13	BERRIOS, CARLOS & BONNIE J	648 SE MONTERO DR	PORT ST. LUCIE, FL	34984
86.03	14	COPPOLA, STEPHEN F & JUNE J	204 TOLEDO AVE	WESTMONT, NJ	08109
86.03	14	STEFERMAN, ANDREW & JOANNE	1455 CORTER RD	BLUE BELL, PA	19422
86.03	15.01	SCULL, THOMAS J	303 W OAKLAND AVE	OAKLYN, NJ	08107
86.03	15.02	BOGUCKI, ANTHONY	305 RABBIT CT	MULICA HILL, NJ	08062
86.03	16.01	MARTH, WYVAMP & MEISSA A	316 CENTENAL DR	BLUE BELL, PA	19422
86.03	16.02	WAGEN, FRED L & ELVIA A	2002 MURFIELD VILLAGE	SEASIDE, NJ	08243
86.03	22	HANSEN, DARREN B & COOPER, CONSTANCE	309 85TH ST UNIT A-1	SEA ISLE CITY, NJ	08243
86.03	23	FOY, JAMES M & CHERYL A	304 DENNIS LN	WALLINGFORD, PA	19086
86.03	23	BASILE, REGINA & WELLS, ROSE MARIE	8 N BRIGHTON AVE	UPPER DARBY, PA	19082
86.03	24	SKUBIS, ANTHONY J JR & RITA M TTEES	313 PARK DR	GLENDEN, PA	19036
86.03	25	MCCAN, THOMAS & MARY THERESA	1605 LINDEN LARK RD	DREHESR, PA	19022
86.03	25	BUCKLEY, THOMAS P & MAREA B	340 KENLWORTH LN	AMBLER, PA	19002
86.03	25	MALLEY, ROSE M	7723 ARDLEIGH ST	PHILADELPHIA, PA	19118
86.03	26	PITTAJAGA, FRANK JR	218 85TH ST	SEA ISLE CITY, NJ	08243
86.03	27.01	MURPHY, JAMES P & PATRICIA ANNE	198 S SHADY RETREAT RD	DOYLESTOWN, PA	18022
86.03	27.02	MURPHY, JAMES P & PATRICIA ANNE	198 S SHADY RETREAT RD	DOYLESTOWN, PA	18022
86.03	28.02	MEEKS, HOWARD J & LINDA M	20 WOODVIEW DR	LAUREL, NJ	08054
86.03	28.02	VOGEL, JOHN R JR & PATRICIA W	1231 5TH STREET UNIT 2	PHILADELPHIA, PA	19122
86.03	28.02	HELVIN, KAREN	440 NORTH SPRING MILL RD	MILANOV, PA	19025
86.03	29	NJ SYNOD CIO, CECELIA QUIGLEY	1601 SHORE RD	OCEAN VIEW, NJ	08230
87.02	1	147 87TH LLC	4009 LANDIS AVE UNIT 3	SEA ISLE CITY, NJ	08243
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87.02	1	PACITTI, DOUGLAS A & MELISSA L	1527 WOODSBARK WAY	WEST CHESTER, PA	19380
87.02	1	MCDONNELL, JEFFREY W & MARY ALICE K	114 HARTZELS LN	CHALFONT, PA	18914
87.02	1	CLINE, KEITH M & USA M	1655 ROYAL BERKSHIRE CIR	WEST CHESTER, PA	19380
87.02	1	567 87TH LLC	4009 LANDIS AVE UNIT 3	SEA ISLE CITY, NJ	08243
87.02	1	ALBRIGHT, KATHLEEN	2401 N WHITTMORE ST	FURLONG, PA	19025
87.02	1	STOUT, DAVID & MARIE	107 STEWART RD	PILESBORO, NJ	08098
87.02	1	SANDMAN, ALAN R & PCSOLAR, JOHN P	1818 DELANCEY ST	PHILADELPHIA, PA	19103
87.02	12.01	BADAU, THOMAS V & ALICIA K	150 SEBASTIAN LANE	PLYMOUTH MEETING, PA	19462
87.02	12.01	HEDGES, PAUL M & BETTY ANNE	308 GRAND AVE	LANSHORNE, PA	19047
87.02	12.01	DOUGHERTY, JOSEPH D & MARIE BECK	2008 FAWN LN	COTTESVILLE, PA	19320
87.02	12.01	GATTO, MARIA	PO BOX 188	SEA ISLE CITY, NJ	08243
87.02	12.01	8605 LANDIS LLC	300 77TH ST	SEA ISLE CITY, NJ	08243
87.02	12.03	ONIBILL, BRENDAN M & KIMBERLY M	2104 GOODWIN LN	NORTH WALES, PA	19154
87.02	12.03	DIRA, MICHAEL A	8601 LANDIS AVE 2E	SEA ISLE CITY, NJ	08243
87.02	12.03	BRADLEY, JAMES E & PATRICIA A	115 HAMPSHIRE AVE	AUDUBON, NJ	08106
87.02	13.05	MANNING, MICHAEL R & SUSAN L	6141 HARLEY AVE	MAYS LANDING, NJ	08330
87.03	8	TALBES, RAYMOND & KIRKLAND ANNE F	PO BOX 266	BLUE BELL, PA	19422
87.03	8	SCHROPE, WILLIAM J & RUTH B	8 HUNTERS RUN	PHILADELPHIA, PA	19108
87.03	8	MOSSOR, BRIAN K	215 PENN ST	RIDLEY PARK, PA	19078
87.03	8	FRETZ, MARGARET E	310 MILDRED AVE	MAPLE SHADE, NJ	08052
87.03	8	BERNSTEIN, MICHAEL & LYNN	38 MORGAN DR	SPARTA, NJ	07971
87.03	8	BRENNAN, THOMAS C JR	1615 JOHN F HENNEBLY BLVD	PHILADELPHIA, PA	19103
87.03	8	CARNEY, DEBRA ANN SCHOEPE ETALS	1205 HARES HILL RD	PHOENIXVILLE, PA	19460
87.03	8	ROCHLIS, DAVID B & CONSTANCE L	66 PICADILLY CIR	MARLTON, NJ	08053
87.03	8	TRUESDALE, BRUCE C	11 GREENBROOK RD	MIDDLESEX, NJ	08846
87.03	8	BARLE, ERNEST	382 FLAMINGO ST	PHILADELPHIA, PA	19128
87.03	8	CLUTE, LISAM	575 WOODHAVEN RD	WEST CHESTER, PA	19382
87.03	8	HANCOCK, MICHAEL & DESIREE	221 87TH ST UNIT 7	SEA ISLE CITY, NJ	08243
87.03	8	WILLIAM J SCHOEPE FAMILY TRUST	8 HUNTERS RUN	BROOMALL, PA	19008
87.03	9	12535 WOODSVIEW DR	12535 WOODSVIEW DR	GARNET VALLEY, PA	19060
87.03	9	DONWIGHEY, JAMES P JR, MARGARET M	543 REVERE RD	WEST CHESTER, PA	19382
87.03	10	SCHOMBER, WALTER J & SHARON R	1 SO BRANCH COURT	MULICA HILL, NJ	08062
87.03	11	GALLAGHER, FRANCIS R	24 E ABRINGTON AVE	PHILADELPHIA, PA	19118
87.03	11	RUSBY, JEFFREY & CATHERINE	3051 COLLY RD	PLYMOUTH MEETING, PA	19042
87.03	12	8600 LANDIS LLC	4009 LANDIS AVE UNIT 3	SEA ISLE CITY, NJ	08243
87.03	12	8600 LANDIS, LLC	4009 LANDIS AVE UNIT 3	SEA ISLE CITY, NJ	08243
87.03	16.03	VACCHIANO, SALVATORE F & SUSAN E	935 TALAMORE DR	AMBLER, PA	19002
87.03	16.03	KENNEDY, SHAWN MICHAEL & ANMARIE	49 LOCUST AVE	SPRINGFIELD, PA	19084
87.03	19.01	DURNABEI, MARK D	37 CORNERSTONE CT	DOYLESTOWN, PA	18021
87.03	20.01	DAVENPORT, DANIELS & MCCOMESKEY AS	402 STRATFORD AVE	COLLEGEVILLE, PA	19426
87.03	20.01	O'CONNELL, EDWARD J & MAUREEN	156 WILDFLOWER DR	PLYMOUTH MEETING, PA	19462
87.03	20.02	MCGEE, JAMES F & DONNA	3950 CARTERET DR	PHILADELPHIA, PA	19114
87.03	20.02	HUMPHREYS, HELEEN V	6810 N RADOLFFS ST	EDGELEY, PA	19027
87.03	21	DOUGHER, KEVIN & CATHERINE ETALS	214 GLENDAUGH RD	ERDENHEIM, PA	19038

**Utility Companies (Pending)**

- SOUTH JERSEY GAS COMPANY  
CORPORATE HEADQUARTERS  
1 SOUTH JERSEY PLAZA  
FOLSOM, NJ 08037
- VERIZON ENGINEERING DEPT.  
10 TANSBORO RD, FLR 2  
BERLIN, NJ 08009
- CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY  
ATTN: CORPORATE SECRETARY  
P.O. BOX 610  
CAPE MAY COURTHOUSE, 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 RD.  
SEA ISLE CITY, NJ 08243



**1 Plot Plan** Scale: 1" = 10'

ZONING CONFORMANCE SCHEDULE						
SEA ISLE CITY, RESIDENTIAL "R-2" DISTRICT						
ITEM	ORDINANCE	REQUIRED	Existing	Ex. Conf.?	PROPOSED	CONFORMANCE?
Parking Requirements	§ 26-23.8	2 Spaces per Dwell < 1,500 sq ft	0	NO	NO CHANGE	VARIANCE REQUIRED
Principal Permitted Uses	§ 26-46.1	Single Family Dwelling	Single Family Dwelling	YES	NO CHANGE	YES
Min. Front Yard Setback	§ 26-46.4	15 Ft	6.48 Ft	NO	NO CHANGE	ENC
	§ 26-46.5	(2nd Floor) 15 Ft	14.5 Ft	NO	6.48 Ft	VARIANCE REQUIRED
	§ 26-46.13	(Stairs) 14 Ft	0 Ft	NO	NO CHANGE	ENC
Min. Side Yard Setback	§ 26-46.5(a)	(East) 5 Ft	3.16 Ft	NO	3.48 FT TO ADDITION	ENC - VARIANCE REQUIRED
	§ 26-46.5(a)	(West) 5 Ft	1.83 Ft	NO	1.86 FT TO ADDITION	ENC - VARIANCE REQUIRED
	§ 26-46.5(a)	(Total Min) 15 Ft	4.99 Ft	NO	5.34 (ADDITION)	ENC - VARIANCE REQUIRED
	§ 26-46.13	(Stairs) 5 Ft	1.93 Ft	NO	NO CHANGE	ENC
	§ 26-46.5(b)	(Outdoor Shower) 5 Ft	3.5 Ft	NO	NO CHANGE	ENC
	§ 26-46.5(b)	(Deck) 5 Ft	2.1 Ft	NO	NO CHANGE	ENC
Min. Rear Yard Setback	§ 26-46.6	20 Ft	44.81 Ft	YES	NO CHANGE	YES
	§ 26-46.6	(Outdoor Shower) 20 Ft	41.0 Ft	YES	NO CHANGE	YES
	§ 26-46.6	(Deck) 5 Ft	37.6 Ft	YES	NO CHANGE	YES
Min. Lot Area	§ 26-46.7(a)	5,000 SF	2,000 SF	NO	NO CHANGE	ENC
Min. Lot Frontage	§ 26-46.7(b)	50 Ft	20 Ft	NO	NO CHANGE	ENC
Min. Lot Depth	§ 26-46.7(b)	100 Ft	100 Ft	YES	NO CHANGE	YES
Max. Bldg Height	§ 26-46.8(a)	32 Ft Above L.D.F.E (peaked roof)	18.2 Ft Above L.D.F.E	YES	NO CHANGE	YES
Max. Lot Coverage (impervious)	§ 26-46.9	35% (700 SF)	35% (700 SF)	YES	35% (700 SF)	YES
Max. Lot Coverage (accessory ex. decks)	§ 26-46.9	45% (900 SF)	39% (788 SF)	YES	39% (788 SF)	YES
Max F.A.R	§ 26-46.10(a)	0.8 (1,600 SF)	0.51 (1,023 SF)	YES	0.66 (1,250 SF)	YES

NOTES:

**2 Zoning Conformance Schedule** N.T.S



Clermont NJ • Ocean City, NJ • Media, PA  
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 Clermont, NJ 08210  
 609.398.4477  
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Project Team:

**John E. Halbruner**  
 NJ Registered Architect No. 19952  
 NJ Professional Engineer No. 42918

Project: **Scull Residence**  
 Second Floor Addition

Location: **207 86th Street**  
**Block 86.03, Lot 15.01**  
 Sea Isle City  
 Cape May County  
 New Jersey

Client: **Thomas Scull**

No.	Description	Date
1.	Initial Issuance	05.09.24
2.	Rear Addition	08.23.24

Drawn By: TKEJ Checked By: JEH  
 Project No: **33837.01**

Plot Plan & Zoning  
 Conformance

**CZ101**  
 Sheet 01 of 01