

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name: Whats the Catch, LLC
	Property Address: 4001 Landis Ave and 28 40th St
	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.
- 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.

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
APPLICATION / APPEAL FORM



Date of Application / Appeal: June 24, 2024

1. **Location of premises that are the subject of this matter:**
Street address: 4001 Landis Avenue and 28 40th Street
Tax Block: 40.02 Lot(s): 8.03, 9.03, 9.04 and 10.01
Zoning District in which premises are located: C-1

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
Whats the Catch, LLC - 4001 Landis Avenue, Sea Isle City, NJ 08243

Designate a **contact person:**
Name: Lyndsy M. Newcomb, Esquire
Best method(s) to reach the contact person:
Telephone Cell Fax e-mail regular mail
lnewcomb@mcdpclaw.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: Lyndsy M. Newcomb, Esquire
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: Shoobies Bright Spot w/ residential above
 - public building: _____
 - other: _____
- other multi-unit residential structure [number of units: _____]

The Principal Structure was originally built (date) 1930's.

The most recent structural changes were made (date) 1930's and consisted of unknown.

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 spaces
- How many are stacked parking? 2
- Number and location of driveways: 1 - 40th Street

Elevation level.

Flood elevation of the property is: _____
 Elevation at top of curb, street frontage is: _____
 This property is is not on the FEMA list.

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

- single family dwelling restaurant
 - two family dwelling store
 - three family dwelling public building
 - other multi-family dwelling office
 - other (describe) residential above commercial use
- _____

The property has been used in this manner since _____.
 Before that time, the property was used as unknown

8. **Proposed structure or use.** Applicant wishes to (check all that apply):
- change the **size, bulk or location** of existing structure.

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

Describe your proposed changes:

Applicant seeks to construct a new mixed-use building with restaurants on the first floor and 6 dwelling units on the second and third floors above. Associated site improvements are also proposed. Gound floor commerical will consist of a cafe with indoor/outdoor seating and 3 "takeout" style windows without indoor section.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance: 26-52 for residential units permitted (density) and maximum driveway width. Lot frontage and width are pre-existing non-conforming conditions.

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.
Commercial use with residential above is a permitted use.

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

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

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	C1			
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	48.81'	50'	48.81'	No*
Lot Depth	110'	100'	110'	No
Lot Area (s.f.)	6,143 SF	5,000 SF	6,143 SF	No

PRINCIPAL STRUCTURE

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

Note: "SB" =

Landis Ave - Front Yard SB	0.0'	Min./Max. 0'/5'	0.0'	No
40th Street - Front Yard		Min./Max. 0'/5'		
Side yard SB #1	4.8'	0'/5'	0.0'	No
Side yard SB #2				No
Total SYSB	Min./Max. 0.3'/2.2'	Min./Max. 0'/15'	Min./Max. 0'/5.0'	No
Rear Yard SB	18'	5'	5.1'	No
Building Height	<40'/<33'	39'/32'	51'/44'	No
Sloped Roof/Flat Roof				

ACCESSORY STRUCTURES - N/A

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

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

<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
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LOT COVERAGE

Principal building (%)	<u>n/a</u>	<u>100%</u>	<u>100%</u>	<u>No</u>
Accessory building (%)	<u>n/a</u>	<u></u>	<u></u>	<u></u>

FLOOR AREA RATIO

Principal bldg	<u>61.36%</u>	<u>95%</u>	<u>79.0%</u>	<u>No</u>
Accessory bldg	<u>n/a</u>	<u></u>	<u></u>	<u></u>

PARKING

Location	<u>40th Street</u>	<u></u>	<u></u>	<u></u>
No. spaces on-site	<u>2</u>	<u>6 spaces</u>	<u>6 Spaces</u>	<u>No</u>
Driveway	<u>n/a</u>	<u>Max Width: 24'</u>	<u>60'</u>	<u>Yes</u>

SIGNS

Dimensions	<u></u>	<u></u>	<u></u>	<u></u>
Number	<u>n/a</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.
Unknown

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

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
Lyndsy M. Newcomb, Esquire		609-463-4601	609-463-4606
Monzo Catanese DeLollis , P.C.- 211 Bayberry Dr., Suite 2A, Cape May Court House, NJ 08210			
Vincent Orlando. P.E., P.P		609-390-0332	609-390-9204
Engineering Design Associates, P.A. - 5 Cambridge Drive, Ocean View, NJ 08230			
William C. McLees, AIA, LEED AP		609-927-0888	609-927-0889
William McLees Architecture - 5 Macsrthur Blvd, Somers Point, NJ 08244			

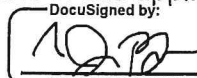
VERIFICATION OF APPLICATION

I, Thomas Brower, 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.

6/27/2024

(date)

DocuSigned by:


(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.

WHAT'S THE CATCH, LLC
OWNERSHIP INFORMATION

1. Thomas Brower - 4001 Landis Avenue, 2nd Floor South, Sea Isle City, NJ 08243. 20% ownership.
2. Shannon Jones – 4001 Landis Avenue, 2nd Floor South, Sea Isle City, NJ 08243. 20% ownership.
3. Patricia Brower – 141 Sylvan Drive, Broomall, PA 19008. 20% ownership.
4. Brandon Noble – 306 Lynne Place, Chester Springs, PA 19425. 19% ownership.

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

State of New Jersey :
County of Cape May : ss.

Name of Appellant/Applicant: Whats the Catch, LLC
Address of Subject Property: 4001 Landis Avenue and 28 40th Street
Tax Block: 40.02 Lot(s): 8.03, 9.03, 9.04 and 10.01

Lyndsy M. Newcomb, Esquire, 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 Vincent Orlando, P.E., P.P and dated 6/26/2024 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.

Lyndsy M. Newcomb
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 26 day of June, 2024.

Holly C. Orazi
Notary Public



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

Name of Appellant/Applicant: Whats the Catch, LLC
Address of Subject Property: 4001 Landis Avenue and 28 40th Street
Tax Block: 40.02 Lot(s): 8.03, 9.03, 9.04 and 10.01

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

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

Zoning Board Application
What's the Catch, LLC
4001 Landis Avenue and 28 40th Street

Justification for Relief Sought

Applicant submits this application for property located at 4001 Landis Avenue and 28 40th Street. The property corner property on Landis is currently developed with Shoobies Café with an adjacent single family residential structure on 40th Street. The Applicant proposes to redevelop the property with a new mixed-use building with restaurant use on the 1st floor and a total of six dwelling units on the 2nd and 3rd floor above. The 1st floor will house a café with seating as well as three vendors with take-out windows facing 40th Street. Parking for the 2nd and 3rd floor residential use will also be located under the building.

A D(5) density variance is requested for the residential development as 4.9 residential units are permitted and 6 units are proposed. Additionally, a variance is required to permit the 60-foot-wide driveway for residential parking where a maximum of 24-foot-wide driveway is permitted. Lot frontage and lot width are also pre-existing non-conforming conditions at the site.

Relief for density can also be granted pursuant to N.J.S.A. 40:55D-70(d)(5), as the site is specifically well suited for this use and can clearly accommodate the proposed density. The unit size is consistent with those in this area and the intensity of the use on the site is appropriate with 6 units. Furthermore, there is no negative impact on the zoning ordinance or the scheme of the neighborhood as the use and intensity is consistent with those on the surrounding properties.

Furthermore, for the driveway width and pre-existing nonconformities as to lot width and frontage relief is appropriate pursuant to NJSA 40:55D-70(c)(1) and (2). As to NJSA 40:55D-70(c)(1), the pre-existing nature of the lot and pre-existing shape create a hardship for the property owner. As to NJSA 40:55D-70(c)(2), the following purposes of zoning will be advanced: (a) to encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare; (b) to secure safety from fire, flood, panic and other natural and man-made disasters; (c) to promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and (d) to promote a desirable visual environment through creative development techniques and good civic design and arrangement. Variance relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Plan and Zoning Ordinance for the reasons set forth above. The Applicant reserves the right to supplement the foregoing narrative with expert testimony at the time of hearing.

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.

PROVIDED
UNDER SEPARATE
COVER

- 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. N/A
- 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. ✓ ON-STREET

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.

✓ SEE ARCHITECTURAL PLANS

N/A

✓ SEE ARCHITECTURAL PLANS

✓ SEE ARCHITECTURAL PLANS

✓

✓

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. ✓
- 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) ✓

4001 Landis Ave











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 40.02 - Lot 8.03 + 9.43, 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 6/18/2008 Joseph A. Berrodin
Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Quel	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.01 5.02 C-107	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	DILKS, JASON & DENNIS 4901 MONUMENT RD PHILADELPHIA, PA	19131
39.01 5.02 C-108	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	LIPPL, FRANCIS X & EILEEN A 1609 CEDAR AVE HADDON HEIGHTS, NJ	08035
39.01 5.02 C-109	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	KARALIS, ARIS J & DEBBIE D 6 ALLENS LAINE BRYN MAWR, PA	19010
39.01 5.02 C-110	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	STRATHMEYER, R & K C/O ANN MAGEE 136 W MAPLE AVE LINDENWOLD, NJ	08021
39.01 5.02 C-111	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	BUTLER, FREDERICK JR & CAROL TRUSTE 176 GRAYSON DR BELLE MEAD, NJ	08502
39.01 5.02 C-112	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	DELUCCA, JOHN M & HONG, DEBORAH W 380 KERNWOOD WAYNE, PA	19087
39.01 5.02 C-114	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	DILKS, GEORGE W & VICTORIA L 9 MACKENZIE CT SEWELL, NJ	08080
39.01 5.02 C-115	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	WHELAN, ELLEN & BURFETE, ANNE 23 WEST MANOA RD HAVERTOWN, PA	19083
39.01 5.02 C-116	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	BUDD, PHYLLIS G 4 N WARNER ST WOODBURY, NJ	08096
39.01 5.02 C-117	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SCHETZ, MARY C & LAWRENCE TRUSTEE 935 SECOND STREET PIKE RICHBORO, PA	18954
39.01 5.02 C-118	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	DUNPHY, DAVID D 7813 WINSTON RD PHILADELPHIA, PA	19118
39.01 5.02 C-119	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	F & S SEA ISLE LLC 2160 E SHERMAN AVE VINELAMD, NJ	08361
39.01 5.02 C-207	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SALANDRA, MARK L & DIANE R 26 DEER PATH HILLSBOROUGH, NJ	08844

Block Lot	Property Location Additional Lot	Property Class	Owner		Zip Code
			Address City, State	Address City, State	
39.01 5.02 C-208	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	GALE, JENNIFER & CORY MAXWELL 520 UPPER EVERGREEN DR PARK CITY, UT		84098
39.01 5.02 C-209	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	LEFEVRE, MICHAEL & MAUREEN 640 CHEYNEY RD SPRINGFIELD, PA		19064
39.01 5.02 C-210	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SCIULLI, LEONARD & JENNIFER 154 RIDGEFIELD RD NEWTOWN SQUARE, PA		19073
39.01 5.02 C-211	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	MCGUIRE, SEAN & KATHLEEN 924 SHENANDOAH LN WEST CHESTER, PA		19380
39.01 5.02 C-212	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SQUILLACE, STEPHEN & FLORENCE TRUS 2059 USIPPA OAK LN THE VILLAGES, FL		32163
39.01 5.02 C-214	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SHATTUCK, MELISSA A & LEE O 1 PRESWICK DRIVE MEDFORD, NJ		08055
39.01 5.02 C-215	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	LUKASHUNAS, LUKE M 2641 COLUMBIA AVE WILLOW GROVE, PA		19090
39.01 5.02 C-216	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	JOYCE, MARGARET TRUSTEE 21 SIGNAL HILL DR VOORHEES, NJ		08043
39.01 5.02 C-217	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	SEA ISLE 217 LLC 4 PICKWICK PL SEWELL, NJ		08080
39.01 5.02 C-218	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	CHANG, RICHARD & KATHLEEN 1 BAYDON WAY MEDFORD, NJ		08055
39.01 5.02 C-219	3901 PLEASURE AVE 6.02,7.03,12,13.01, 14.01:38.01,5,6.01	2	MAND, LLC P O BOX 377 ROSENHAYN, NJ		08352
39.02 1	3915 LANDIS AVE 2	4A	JERSEY SHORE PROPERTIES LLC 3909 LANDIS AVE SEA ISLE CITY, NJ		08243
39.02 3.01	27 40TH ST 3.02	4A	JERSEY SHORE PROPERTIES LLC 3909 LANDIS AVE SEA ISLE CITY, NJ		08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.02 4.01 C-101	3914 PLEASURE AVE UNIT101	4A	KAZMARCK ENTERPRISES LLC 63 VILLAGE DR SOMERS POINT, NJ	08244
39.02 4.01 C-102	3914 PLEASURE AVE UNIT102	4A	KAZMARCK ENTERPRISES, LLC 63 VILLAGE DRIVE SOMERS POINT, NJ	08244
39.02 4.01 C-201	3914 PLEASURE AVE UNIT201	2	PFLUGFELDER, JR JOHN & LISA M 705 BLUE BELL RD WILLIAMSTOWN, NJ	08094
39.02 4.01 C-202	3914 PLEASURE UNIT202	2	HENRY, ROBERT TRUSTEE ETAL 39 N HAWTHORNE RD COATESVILLE, PA	19320
39.02 4.01 C-203	3914 PLEASURE AVE UNIT203	2	MARTIN, LARRY D JR & SNAPP, MICHAEL 27 KELLY DR MARLTON, NJ	08053
39.02 4.02	3910 PLEASURE AVE	2	PASCERI, RALPH E & MARGARET E 107 46TH ST SEA ISLE CITY, NJ	08243
39.02 8.01	3907 LANDIS AVE 9.01	4A	JERSEY SHORE PROPERTIES LLC 3909 LANDIS AVE SEA ISLE CITY, NJ	08243
39.02 8.02	3901 LANDIS AVE 9.02	1	JERSEY SHORE PROPERTIES LLC 3915 LANDIS AVE SEA ISLE CITY, NJ	08243
39.02 10 C-101	3900 PLEASURE AVE 11	2	BOND, DONNA JENKINS & THOMAS E 832 LAUBER RD WEST CHESTER, PA	19382
39.02 10 C-102	3900 PLEASURE AVE 11	2	RABENO, DAVID & BRENDA 650 SLIGO RD AVONDALE, PA	19311
39.02 10 C-103	3900 PLEASURE AVE 11	2	MINTZER, MARK A TRUSTEE ETAL 575 BAYSIDE DR FORT MYERS, FL	33919
39.02 10 C-104	3900 PLEASURE AVE 11	2	HAINES, THERESA S 2 LEE ANN DR BLACKWOOD, NJ	08012
39.02 10 C-105	3900 PLEASURE AVE 11	2	SMITH, EDWARD J & KAREN C 1061 EDGEWOOD CHASE DR GLEN MILLS, PA	19342

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.02 10 C-106	3900 PLEASURE AVE 11	2	CERVANTES, LUIS A & JOANNE F 2488 HORSEHOE DR E STROUDSBURG, PA	18301
39.02 10 C-107	3900 PLEASURE AVE 11	2	MILLS, AMY MARIE 321 BASSWOOD CIRCLE UPPER HOLLAND, PA	19053
39.02 10 C-201	3900 PLEASURE AVE 11	2	SETTAR, MICHAEL E & PATRICIA 24 WASHINGTON CT MULLICA HILL, NJ	08062
39.02 10 C-202	3900 PLEASURE AVE 11	2	RICH, EUGENE M & ROSE G ETAL 55 OLD MILL RD WILKES-BARRE, PA	18702
39.02 10 C-203	3900 PLEASURE AVE 11	2	DIMONIE, VICTORIA L 2118 HUNTINGTON ST BETHLEHEM, PA	18017
39.02 10 C-204	3900 PLEASURE AVE 11	2	IERADI, ANTHONY W & SANDRA 3900 PLEASURE AVE #204 SEA ISLE CITY, NJ	08243
39.02 10 C-205	3900 PLEASURE AVE 11	2	GLEESON, FRANK & MICHELLE 30 HIGHLAND AVE WARWICK, NY	10990
39.02 10 C-206	3900 PLEASURE AVE 11	2	DARPINO, RACHEL M & TROY 35 MARYLAND AVE SEWELL, NJ	08080
39.02 10 C-207	3900 PLEASURE AVE 11	2	SHARKEY, MICHAEL & MICHELLE 1107 TALCOSE LN WEST CHESTER, PA	19380
39.02 10 C-301	3900 PLEASURE AVE 11	2	BUSCAGLIA, SUSAN 22 MALLINSON ST ALLENDALE, NJ	07401
39.02 10 C-302	3900 PLEASURE AVE 11	2	MUNCH, JULIE 3900 PLEASURE AVE #302 SEA ISLE CITY, NJ	08243
39.02 10 C-303	3900 PLEASURE AVE 11	2	GIBSON, THOMAS M & MICHELE 234 VIRGINIA AVE HADDON TWP, NJ	08108
39.02 10 C-304	3900 PLEASURE AVE 11	2	O'BRIEN, GREGORY M TRUSTEE ETAL 3900 PLEASURE AVE #304 SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.02 10 C-305	3900 PLEASURE AVE 11	2	DUCA, SANTO J & CAROLINE A 3505 TREVI CT PHILADELPHIA, PA	19145
39.02 10 C-306	3900 PLEASURE AVE 11	2	RUSSELLA, DARREN J & KATHLEEN 120 KENILWORTH DR SWEDESBORO, NJ	08085
39.02 10 C-307	3900 PLEASURE AVE 11	2	FOUR SHORES SHARES PARTNERSHIP 932 STONEYBROOK DR SPRINGFIELD, PA	19064
39.03 10 C-01	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	4A	O'ROURKE PROPERTIES LLC 1 HOPE CORSON RD OCEAN VIEW, NJ	08230
39.03 10 C-02	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	MCLEROY, JAMES & KIMBERLY 107 HARVARD BLVD BERLIN, NJ	08009
39.03 10 C-03	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STROHL, HOWARD & BARBARA 2102 HALF MILE POST N GARNET VALLEY, PA	19060
39.03 10 C-04	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	PHILLIPS, JAMES & DANA 1002 VILLAGE WAY UPPER CHICHESTER, PA	19061
39.03 10 C-05	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	BONDER, TIMOTHY & SUZANNE 24 HARVARD ST CHATHAM, NJ	07928
39.03 10 C-06	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STAAB, ALBERT J & LAW-STAAB, SUZANNE 6 GRANT WOOD WAY MARLTON, NJ	08053
39.03 10 C-07	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STAAB, ALBERT J & SUZANNE LAW- 6 GRANT WOOD WAY MARLTON, NJ	08053
39.03 10 C-08	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	HAMILTON, KEVIN & MICHELLE A 5910 STONY HILL RD NEW HOPE, PA	18938
39.03 10 C-09	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	WOODRUFF, RICHARD II & WOODRUFF, J A 50 BAY HARBOR BLVD BRICK, NJ	08723
39.03 10 C-10	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SIMMONDS, MARIA & WILLIS, JUSTIN 703 PRESTON RD ERDENHEIM, PA	19038

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39-03 10 C-11	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	MCHENRY, KEITH 2001 HAMILTON ST #928 PHILADELPHIA, PA	19130
39-03 10 C-12	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	WHITEHEAD, CRAIG & SHARON 16 E NARBERTH TERRACE COLLINGSWOOD, NJ	08108
39-03 10 C-13	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	KUTTEROFF, RICHARD & PFETZING, BRUCE 309 SOLLY AVE PHILA, PA	19111
39-03 10 C-14	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	KING, PATRICIA A & KARPINSKI, IRENE 6236 CRAFTON ST PHILADELPHIA, PA	19149
39-03 10 C-15	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURTIS-RIMROTT, JANET M 425 RIDGE RD SPRING CITY, PA	19475
39-03 10 C-16	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.01	2	JOHNSON, MONTEZ & CASSANDRA 1305 NEW BROOKLYN ERIAL R SICKLERVILLE, NJ	08081
39-03 10 C-17	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	GRABOWSKI, MARK D & BEVERLY A 123 BYRON TERRACE CHERRY HILL, NJ	08003
39-03 10 C-18	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	DILKS, DENNIS & ABIGAIL 604 N WASHINGTON AVE MOORESTOWN, NJ	08205
39-03 10 C-19	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, DAVID & DEBORAH 4 FARMHOUSE LN MAPLE SHADE, NJ	08052
39-03 10 C-20	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	DALY, WILLIAM J III & AMY E 616 BRUMAR DR HATBORO, PA	19040
39-03 10 C-21	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, ROBERT & DEBORAH 8625 CRISPIN ST PHILADELPHIA, PA	19136
39-03 10 C-22	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	LUTZ, KENNETH & KATHY 105 CRAB APPLE LN HATBORO, PA	19040
39-03 10 C-23	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	BOWEN, JOSEPH & ALMA 1404 SUMMERWINDS LN JUPITER, FL	33458

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.03 10 C-24	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, DEBORAH A & DAVID V 4 FARMHOUSE LN MAPLE SHADE, NJ	08052
39.03 10 C-25	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SCARITO, PETER JR 130 HUNTINGDON CT PHOENIXVILLE, PA	19460
39.03 23.01	3900 LANDIS AVE 23.02, 24.01, 24.02	4A	MC GOWAN, JOHN & ANGELA 444 ROBERTS AVE GLENSIDE, PA	19038
40.01 5	4001 PLEASURE AVE 6,7.01,12.13,14.01, :39.01,5.01-7.01	15C	CAPE MAY COUNTY 4 MOORE RD CAPE MAY CT HSE, NJ	08210
40.02 1.01 C-A	4015 LANDIS AVE UNIT A 2.01	4A	MET13, LLC C/O TERNOSKY 205 S ATLANTIC DR LANTANA, FL	33462
40.02 1.01 C-B	4015 LANDIS AVE UNIT B 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40.02 1.01 C-C	4015 LANDIS AVE UNIT C 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40.02 1.01 C-D	4015 LANDIS AVE UNIT D 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40.02 1.02 C-01	4009 LANDIS AVE UNIT 1 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	15F	CESSARO, DANIEL F 4009 LANDIS AVE UNIT 1 SEA ISLE CITY, NJ	08243
40.02 1.02 C-02	4009 LANDIS AVE UNIT 2 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	MARZANO, ANTHONY T & CUCINOTTA, MAR 1005 CAROLYN DR WEST CHESTER, PA	19382
40.02 1.02 C-03	4009 LANDIS AVE UNIT 3 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	TAYLOR, ALYCE & SCANLON, WALTER 4009 LANDIS AVE UNIT #3 SEA ISLE CITY, NJ	08243
40.02 1.02 C-04	4009 LANDIS AVE UNIT 4 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	CONTE, MICHELE 926 MUHLENBERG DR TRAPPE, PA	19426
40.02 1.02 C-05	4009 LANDIS AVE UNIT 5 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	KELLY, BRIAN & PAMELA 820 FORST AVE NORRISTOWN, PA	19401

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
40.02 1.02 C-06	4009 LANDIS AVE UNIT 6 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	NICKSON, WILLIAM E & ROBIN LYNN 4009 LANDIS AVE #6 SEA ISLE CITY, NJ	08243
40.02 1.02 C-07	4009 LANDIS AVE UNIT 7 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	GRIESEMER, ERIC & HETMAN DONA ETAL 10 JULIET AVE TOPTON, PA	19562
40.02 1.02 C-08	4009 LANDIS AVE UNIT 8 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	GALLIERA, ROBERT & JANET 114 BIRCH DRIVE DOWNTOWN, PA	19335
40.02 1.02 C-09	4009 LANDIS AVE UNIT 9 2.02,3.02,3.05,4.04,	2	CORRIGAN, THOMAS & DEANA 100 GARDEN ALY UNIT 2 DOYLESTOWN, PA	18901
40.02 1.02 C-10	4009 LANDIS AVE UNIT 10 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	MCHUGH, KATHLEEN T & PATRICK S 118 MOUNT VERNON DR CINNAMINSON, NJ	08077
40.02 1.02 C-11	4009 LANDIS AVE UNIT 11 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	GROSSO, PAMELA A & GEORGE K 49 JOSEPHINE ST STATEN ISLAND, NY	10314
40.02 1.02 C-12	4009 LANDIS AVE 1ST FLR N 2.02,3.02,3.05,4.04 8.01,9.01,10.02	4A	DIAMOND'S LAND HOLDINGS LLC PO BOX 48 SEA ISLE CITY, NJ	08243
40.02 1.02 C-13	4009 LANDIS AVE 1ST FLR S 2.02,3.02,3.05,4.04 8.01,9.01,10.02	4A	DIAMOND'S LAND HOLDINGS, LLC 4009 LANDIS AVE #13 SEA ISLE CITY, NJ	08243
40.02 3.01	27 JFK BLVD	4A	27 JFK LLC 124 ASPEN DR CAPE MAY COURT HOUSE, NJ	08210
40.02 3.03 C-C1	25 JFK BLVD UNIT 1 3.04,4.01,4.02,4.03	4A	ELMER, CALVERT LLC 411 RTE 49 WOODBINE, NJ	08270
40.02 3.03 C-C2	25 JFK BLVD UNIT C2 3.04, 4.01,4.02,4.03	4A	MARTABANO SEA ISLE HOLDINGS LLC 145 MARTIN RD HOPEWELL JUNCTION,NY	12533
40.02 3.03 C-R1	4010 PLEASURE AVE R1 3.04,4.01,4.02,4.03	2	PORTANOVA, WILLIAM & CHRISTINA,ETAL 220 HELEN ST DUNMORE, PA	18512
40.02 3.03 C-R2	4010 PLEASURE AVE R2 3.04,4.01,4.02,4.03	2	LYNCH, FRANCIS J & ESTELLA M TRINID 491 GOLDEN GATE DR RICHBORO, PA	18954

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
40.02 3.03 C-R3	4010 PLEASURE AVE R3 3.04,4.01,4.02,4.03	2	RAGUSA, ROXANN 410 GLEN AVE EGG HARBOR TWP, NJ	08234
40.02 8.02	4005 LANDIS AVE 9.02	4A	PELLEGRINI, JASON D 4005 LANDIS AVE SEA ISLE CITY, NJ	08243
40.02 8.03	4001 LANDIS AVE 9.03	4A	WHATS THE CATCH LLC 4001 LANDIS AVE SEA ISLE CITY, NJ	08243
40.02 9.04	28 40TH ST 10.01	2	BROWER, PATRICIA 141 SYLVAN DR BROOMALL, PA	19008
40.02 10.03	26 40TH ST	2	QUEEN, MICHAEL H 205 TODD ST BELMONT, NJ	28012
40.02 10.05 C-101	4000 PLEASURE UNIT 101 11.01,11.03	4A	WALTERS, WILLIAM E 391 OLD GOSHEN RD OCEAN VIEW, NJ	08230
40.02 10.05 C-102	4000 PLEASURE UNIT 102 11.01,11.03	4A	BUBBIE INVESTMENTS LLC 110 EAST HOLLYWOOD LANE MARMORA, NJ	08223
40.02 10.05 C-103	4000 PLEASURE UNIT 103 11.01,11.03	4A	WALTERS, WILLIAM & MILISSA 391 OLD GOSHEN RD OCEAN VIEW, NJ	08230
40.02 10.05 C-201	4000 PLEASURE UNIT 201 11.01,11.03	2	IANNELLI, ROBERT JR & CHRISTINA ETAL 1624 PENNFIELD DR WEST DEPTFORD, NJ	08086
40.02 10.05 C-202	4000 PLEASURE UNIT 202 11.01,11.03	2	XIAO, JOHN Q & LIN, JIANRONG 318 MOURNING DOVE DRIVE NEWARK, DE	19711
40.02 10.05 C-301	4000 PLEASURE UNIT 301 11.01,11.03	2	MULLIGAN, TERRENCE J & ROSEMARY 8 TAMARI CT RANDOLPH, NJ	07869
40.02 10.05 C-302	4000 PLEASURE UNIT 302 11.01,11.03	2	WALSH, PAUL A & CINDY C 225 POPLAR AVE WAYNE, PA	19087
40.02 11.02	4006 PLEASURE AVE 10.04	2	GIBSON, NICOLE TRUSTEE ETAL 145 MARTIN RD HOPEWELL NEW YORK, NY	12533

Block Lot Quail <hr/> 40.03 20	Property Location Additional Lot Additional Lot <hr/> 118 40TH ST 21-24,1.04,4,12	Property Class <hr/> 4A	Owner Address City, State <hr/> 42ND PLACE LLC PO BOX 48 SEA ISLE CITY, NJ	Zip Code <hr/> 08243
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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.

REV. 12/15.2014



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 40.02 - Lot 9.04 & 10.06 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 6/18/2024 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
39.01	3901 PLEASURE AVE	2	DILKS, JASON & DENNIS	19131
5.02	6.02,7.03,12,13.01,		4901 MONUMENT RD	
C-107	14.01:38.01,5,6.01		PHILADELPHIA, PA	
39.01	3901 PLEASURE AVE	2	LIPPL, FRANCIS X & EILEEN A	08035
5.02	6.02,7.03,12,13.01,		1609 CEDAR AVE	
C-108	14.01:38.01,5,6.01		HADDON HEIGHTS, NJ	
39.01	3901 PLEASURE AVE	2	KARALIS, ARIS J & DEBBIE D	19010
5.02	6.02,7.03,12,13.01,		6 ALLENS LANE	
C-109	14.01:38.01,5,6.01		BRYN MAWR, PA	
39.01	3901 PLEASURE AVE	2	STRATHMEYER, R & K C/O ANN MAGEE	08021
5.02	6.02,7.03,12,13.01,		136 W MAPLE AVE	
C-110	14.01:38.01,5,6.01		LINDENWOLD, NJ	
39.01	3901 PLEASURE AVE	2	BUTLER, FREDERICK JR & CAROL TRUSTE	08502
5.02	6.02,7.03,12,13.01,		176 GRAYSON DR	
C-111	14.01:38.01,5,6.01		BELLE MEAD, NJ	
39.01	3901 PLEASURE AVE	2	DELUCCA, JOHN M & HONG, DEBORAH W	19087
5.02	6.02,7.03,12,13.01,		380 KERNWOOD	
C-112	14.01:38.01,5,6.01		WAYNE, PA	
39.01	3901 PLEASURE AVE	2	DILKS, GEORGE W & VICTORIA L	08080
5.02	6.02,7.03,12,13.01,		9 MACKENZIE CT	
C-114	14.01:38.01,5,6.01		SEWELL, NJ	
39.01	3901 PLEASURE AVE	2	WHELAN, ELLEN & BURFETE, ANNE	19083
5.02	6.02,7.03,12,13.01,		23 WEST MANOA RD	
C-115	14.01:38.01,5,6.01		HAVERTOWN, PA	
39.01	3901 PLEASURE AVE	2	BUDD, PHYLLIS G	08096
5.02	6.02,7.03,12,13.01,		4 N WARNER ST	
C-116	14.01:38.01,5,6.01		WOODBURY, NJ	
39.01	3901 PLEASURE AVE	2	SHEETZ, MARY C & LAWRENCE TRUSTEE	18954
5.02	6.02,7.03,12,13.01,		935 SECOND STREET PIKE	
C-117	14.01:38.01,5,6.01		RICHBORO, PA	
39.01	3901 PLEASURE AVE	2	DUNPHY, DAVID D	19118
5.02	6.02,7.03,12,13.01,		7813 WINSTON RD	
C-118	14.01:38.01,5,6.01		PHILADELPHIA, PA	
39.01	3901 PLEASURE AVE	2	F & S SEA ISLE LLC	08361
5.02	6.02,7.03,12,13.01,		2160 E SHERMAN AVE	
C-119	14.01:38.01,5,6.01		VINELAND, NJ	
39.01	3901 PLEASURE AVE	2	SALANDRA, MARK L & DIANE R	08844
5.02	6.02,7.03,12,13.01,		26 DEER PATH	
C-207	14.01:38.01,5,6.01		HILLSBOROUGH, NJ	

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39.01	3901 PLEASURE AVE	2	GALE, JENNIFER & CORY MAXWELL	84098
5.02	6.02,7.03,12,13.01,		520 UPPER EVERGREEN DR	
C-208	14.01:38.01,5,6.01		PARK CITY, UT	
39.01	3901 PLEASURE AVE	2	LEFEVRE, MICHAEL & MAUREEN	19064
5.02	6.02,7.03,12,13.01,		640 CHEYNEY RD	
C-209	14.01:38.01,5,6.01		SPRINGFIELD, PA	
39.01	3901 PLEASURE AVE	2	SCIULLI, LEONARD & JENNIFER	19073
5.02	6.02,7.03,12,13.01,		154 RIDGEFIELD RD	
C-210	14.01:38.01,5,6.01		NEWTOWN SQUARE, PA	
39.01	3901 PLEASURE AVE	2	MCGUIRE, SEAN & KATHLEEN	19380
5.02	6.02,7.03,12,13.01,		924 SHENANDOAH LN	
C-211	14.01:38.01,5,6.01		WEST CHESTER, PA	
39.01	3901 PLEASURE AVE	2	SQUILLACE, STEPHEN & FLORENCE TRUS	32163
5.02	6.02,7.03,12,13.01,		2059 USIPPA OAK LN	
C-212	14.01:38.01,5,6.01		THE VILLAGES, FL	
39.01	3901 PLEASURE AVE	2	SHATTUCK, MELISSA A & LEE O	08055
5.02	6.02,7.03,12,13.01,		1 PRESWICK DRIVE	
C-214	14.01:38.01,5,6.01		MEDFORD, NJ	
39.01	3901 PLEASURE AVE	2	LUKASHUNAS, LUKE M	19090
5.02	6.02,7.03,12,13.01,		2641 COLUMBIA AVE	
C-215	14.01:38.01,5,6.01		WILLOW GROVE, PA	
39.01	3901 PLEASURE AVE	2	JOYCE, MARGARET TRUSTEE	08043
5.02	6.02,7.03,12,13.01,		21 SIGNAL HILL DR	
C-216	14.01:38.01,5,6.01		VOORHEES, NJ	
39.01	3901 PLEASURE AVE	2	SEA ISLE 217 LLC	08080
5.02	6.02,7.03,12,13.01,		4 PICKWICK PL	
C-217	14.01:38.01,5,6.01		SEWELL, NJ	
39.01	3901 PLEASURE AVE	2	CHANG,RICHARD & KATHLEEN	08055
5.02	6.02,7.03,12,13.01,		1 BAYDON WAY	
C-218	14.01:38.01,5,6.01		MEDFORD, NJ	
39.01	3901 PLEASURE AVE	2	MAND, LLC	08352
5.02	6.02,7.03,12,13.01,		P O BOX 377	
C-219	14.01:38.01,5,6.01		ROSENHAYN, NJ	
39.02	3915 LANDIS AVE	4A	JERSEY SHORE PROPERTIES LLC	08243
1	2		3909 LANDIS AVE	
			SEA ISLE CITY, NJ	
39.02	27 40TH ST	4A	JERSEY SHORE PROPERTIES LLC	08243
3.01	3.02		3909 LANDIS AVE	
			SEA ISLE CITY, NJ	

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.02 4.01 C-101	3914 PLEASURE AVE UNIT101	4A	KAZMARCK ENTERPRISES LLC 63 VILLAGE DR SOMERS POINT, NJ	08244
39.02 4.01 C-102	3914 PLEASURE AVE UNIT102	4A	KAZMARCK ENTERPRISES, LLC 63 VILLAGE DRIVE SOMERS POINT, NJ	08244
39.02 4.01 C-201	3914 PLEASURE AVE UNIT201	2	PFLUGFELDER, JR JOHN & LISA M 705 BLUE BELL RD WILLIAMSTOWN, NJ	08094
39.02 4.01 C-202	3914 PLEASURE UNIT202	2	HENRY, ROBERT TRUSTEE ETAL 39 N HAWTHORNE RD COATESVILLE, PA	19320
39.02 4.01 C-203	3914 PLEASURE AVE UNIT203	2	MARTIN, LARRY D JR & SNAPP, MICHAEL 27 KELLY DR MARLTON, NJ	08053
39.02 4.02	3910 PLEASURE AVE	2	PASCERI, RALPH E & MARGARET E 107 46TH ST SEA ISLE CITY, NJ	08243
39.02 8.01	3907 LANDIS AVE 9.01	4A	JERSEY SHORE PROPERTIES LLC 3909 LANDIS AVE SEA ISLE CITY, NJ	08243
39.02 8.02	3901 LANDIS AVE 9.02	1	JERSEY SHORE PROPERTIES LLC 3915 LANDIS AVE SEA ISLE CITY, NJ	08243
39.02 10 C-101	3900 PLEASURE AVE 11	2	BOND, DONNA JENKINS & THOMAS E 832 LAUBER RD WEST CHESTER, PA	19382
39.02 10 C-102	3900 PLEASURE AVE 11	2	RABENO, DAVID & BRENDA 650 SLIGO RD AVONDALE, PA	19311
39.02 10 C-103	3900 PLEASURE AVE 11	2	MINTZER, MARK A TRUSTEE ETAL 575 BAYSIDE DR FORT MYERS, FL	33919
39.02 10 C-104	3900 PLEASURE AVE 11	2	HAINES, THERESA S 2 LEE ANN DR BLACKWOOD, NJ	08012
39.02 10 C-105	3900 PLEASURE AVE 11	2	SMITH, EDWARD J & KAREN C 1061 EDGEWOOD CHASE DR GLEN MILLS, PA	19342

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39.02 10 C-106	3900 PLEASURE AVE 11	2	CERVANTES, LUIS A & JOANNE F 2488 HORSEHOE DR E STROUDSBURG, PA	18301
39.02 10 C-107	3900 PLEASURE AVE 11	2	MILLS, AMY MARIE 321 BASSWOOD CIRCLE UPPER HOLLAND, PA	19053
39.02 10 C-201	3900 PLEASURE AVE 11	2	SETTAR, MICHAEL E & PATRICIA 24 WASHINGTON CT MULLICA HILL, NJ	08062
39.02 10 C-202	3900 PLEASURE AVE 11	2	RICH, EUGENE M & ROSE G ETAL 55 OLD MILL RD WILKES-BARRE, PA	18702
39.02 10 C-203	3900 PLEASURE AVE 11	2	DIMONIE, VICTORIA L 2118 HUNTINGTON ST BETHLEHEM, PA	18017
39.02 10 C-204	3900 PLEASURE AVE 11	2	IERADI, ANTHONY W & SANDRA 3900 PLEASURE AVE #204 SEA ISLE CITY, NJ	08243
39.02 10 C-205	3900 PLEASURE AVE 11	2	GLEESON, FRANK & MICHELLE 30 HIGHLAND AVE WARWICK, NY	10990
39.02 10 C-206	3900 PLEASURE AVE 11	2	DARPINO, RACHEL M & TROY 35 MARYLAND AVE SEWELL, NJ	08080
39.02 10 C-207	3900 PLEASURE AVE 11	2	SHARKEY, MICHAEL & MICHELLE 1107 TALCOSE LN WEST CHESTER, PA	19380
39.02 10 C-301	3900 PLEASURE AVE 11	2	BUSCAGLIA, SUSAN 22 MALLINSON ST ALLENDALE, NJ	07401
39.02 10 C-302	3900 PLEASURE AVE 11	2	MUNCH, JULIE 3900 PLEASURE AVE #302 SEA ISLE CITY, NJ	08243
39.02 10 C-303	3900 PLEASURE AVE 11	2	GIBISON, THOMAS M & MICHELE 234 VIRGINIA AVE HADDON TWP, NJ	08108
39.02 10 C-304	3900 PLEASURE AVE 11	2	O'BRIEN, GREGORY M TRUSTEE ETAL 3900 PLEASURE AVE #304 SEA ISLE CITY, NJ	08243

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39.02 10 C-305	3900 PLEASURE AVE 11	2	DUCA, SANTO J & CAROLINE A 3505 TREVI CT PHILADELPHIA, PA	19145
39.02 10 C-306	3900 PLEASURE AVE 11	2	RUSSELLA, DARREN J & KATHLEEN 120 KENILWORTH DR SWEDESBORO, NJ	08085
39.02 10 C-307	3900 PLEASURE AVE 11	2	FOUR SHORES SHARES PARTNERSHIP 932 STONEYBROOK DR SPRINGFIELD, PA	19064
39.03 10 C-01	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	4A	O'ROURKE PROPERTIES LLC 1 HOPE CORSON RD OCEAN VIEW, NJ	08230
39.03 10 C-02	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	MCELROY, JAMES & KIMBERLY 107 HARVARD BLVD BERLIN, NJ	08009
39.03 10 C-03	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STROHL, HOWARD & BARBARA 2102 HALF MILE POST N GARNET VALLEY, PA	19060
39.03 10 C-04	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	PHILLIPS, JAMES & DANA 1002 VILLAGE WAY UPPER CHICHESTER, PA	19061
39.03 10 C-05	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	BONDER, TIMOTHY & SUZANNE 24 HARVARD ST CHATHAM, NJ	07928
39.03 10 C-06	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STAAB, ALBERT J & LAW-STAAB, SUZANN 6 GRANT WOOD WAY MARLTON, NJ	08053
39.03 10 C-07	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	STAAB, ALBERT J & SUZANNE LAW- 6 GRANT WOOD WAY MARLTON, NJ	08053
39.03 10 C-08	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	HAMILTON, KEVIN & MICHELLE A 5910 STONY HILL RD NEW HOPE, PA	18938
39.03 10 C-09	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	WOODRUFF, RICHARD II & WOODRUFF, J A 50 BAY HARBOR BLVD BRICK, NJ	08723
39.03 10 C-10	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SIMMONDS, MARIA & WILLIS, JUSTIN 703 PRESTON RD ERDENHEIM, PA	19038

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39.03 10 C-11	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	MCHENRY, KEITH 2001 HAMILTON ST #928 PHILADELPHIA, PA	19130
39.03 10 C-12	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	WHITEHEAD, CRAIG & SHARON 16 E NARBERTH TERRACE COLLINGSWOOD, NJ	08108
39.03 10 C-13	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	KUTTEROFF, RICHARD & PFETZING, BRUCE 309 SOLLY AVE PHILA, PA	19111
39.03 10 C-14	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	KING, PATRICIA A & KARPINSKI, IRENE 6236 CRAFTON ST PHILADELPHIA, PA	19149
39.03 10 C-15	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	CURTIS-RIMROTT, JANET M 425 RIDGE RD SPRING CITY, PA	19475
39.03 10 C-16	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.01	2	JOHNSON, MONTEZ & CASSANDRA 1305 NEW BROOKLYN ERIAL R SICKLERVILLE, NJ	08081
39.03 10 C-17	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	GRABOWSKI, MARK D & BEVERLY A 123 BYRON TERRACE CHERRY HILL, NJ	08003
39.03 10 C-18	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	DILKS, DENNIS & ABIGAIL 604 N WASHINGTON AVE MOORESTOWN, NJ	08205
39.03 10 C-19	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, DAVID & DEBORAH 4 FARMHOUSE LN MAPLE SHADE, NJ	08052
39.03 10 C-20	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	DALY, WILLIAM J III & AMY E 616 BRUMAR DR HATBORO, PA	19040
39.03 10 C-21	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, ROBERT & DEBORAH 8625 CRISPIN ST PHILADELPHIA, PA	19136
39.03 10 C-22	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	LUTZ, KENNETH & KATHY 105 CRAB APPLE LN HATBORO, PA	19040
39.03 10 C-23	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	BOWEN, JOSEPH & ALMA 1404 SUMMERWINDS LN JUPITER, FL	33458

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39-03 10 C-24	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SATANOFF, DEBORAH A & DAVID V 4 FARMHOUSE LN MAPLE SHADE, NJ	08052
39-03 10 C-25	3918 LANDIS AVE 11.01,11.02,12.01, 12.02,23.03,24.03	2	SCARITTO, PETER JR 130 HUNTINGDON CT PHOENIXVILLE, PA	19460
40-01 5	4001 PLEASURE AVE 6,7.01,12,13,14.01, :39.01,5.01-7.01	15C	CAPE MAY COUNTY 4 MOORE RD CAPE MAY CT HSE, NJ	08210
40-02 1.01 C-A	4015 LANDIS AVE UNIT A 2.01	4A	MET13, LLC C/O TERNOSKY 205 S ATLANTIC DR LANTANA, FL	33462
40-02 1.01 C-B	4015 LANDIS AVE UNIT B 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40-02 1.01 C-C	4015 LANDIS AVE UNIT C 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40-02 1.01 C-D	4015 LANDIS AVE UNIT D 2.01	4A	STOBART SEA ISLE LLC 285 DEER DR LUSBY, MD	20657
40-02 1.02 C-01	4009 LANDIS AVE UNIT 1 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	15F	CESSARO, DANIEL F 4009 LANDIS AVE UNIT 1 SEA ISLE CITY, NJ	08243
40-02 1.02 C-02	4009 LANDIS AVE UNIT 2 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	MARZANO, ANTHONY T & CUCINOTTA, MAR 1005 CAROLYN DR WEST CHESTER, PA	19382
40-02 1.02 C-03	4009 LANDIS AVE UNIT 3 2.02,3.02,3.05,4.04 8.01,9.01,10.02	2	TAYLOR, ALYCE & SCANLON, WALTER 4009 LANDIS AVE UNIT #3 SEA ISLE CITY, NJ	08243
40-02 1.02 C-04	4009 LANDIS AVE UNIT 4 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	CONTE, MICHELE 926 MUHLENBERG DR TRAPPE, PA	19426
40-02 1.02 C-05	4009 LANDIS AVE UNIT 5 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	KELLY, BRIAN & PAMELA 820 FORST AVE NORRISTOWN, PA	19401
40-02 1.02 C-06	4009 LANDIS AVE UNIT 6 2.02,3.02,3.05,4.04, 8.01,9.01,10.02	2	NICKSON, WILLIAM E & ROBIN LYNN 4009 LANDIS AVE #6 SEA ISLE CITY, NJ	08243

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40.02	4009 LANDIS AVE UNIT 7	2	GRIESEMER, ERIC & HETMAN DONA ETAL	
1.02	2.02,3.02,3.05,4.04,		10 JULIET AVE	19562
C-07	8.01,9.01,10.02		TOPTON, PA	
40.02	4009 LANDIS AVE UNIT 8	2	GALLIERA, ROBERT & JANET	
1.02	2.02,3.02,3.05,4.04,		114 BIRCH DRIVE	19335
C-08	8.01,9.01,10.02		DOWNTOWN, PA	
40.02	4009 LANDIS AVE UNIT 9	2	CORRIGAN, THOMAS & DEANA	
1.02	2.02,3.02,3.05,4.04,		100 GARDEN ALY UNIT 2	18901
C-09			DOYLESTOWN, PA	
40.02	4009 LANDIS AVE UNIT 10	2	MCHUGH, KATHLEEN T & PATRICK S	
1.02	2.02,3.02,3.05,4.04		118 MOUNT VERNON DR	08077
C-10	8.01,9.01,10.02		CINNAMINSON, NJ	
40.02	4009 LANDIS AVE UNIT 11	2	GROSSO, PAMELA A & GEORGE K	
1.02	2.02,3.02,3.05,4.04,		49 JOSEPHINE ST	10314
C-11	8.01,9.01,10.02		STATEN ISLAND, NY	
40.02	4009 LANDIS AVE 1ST FLR N	4A	DIAMOND'S LAND HOLDINGS LLC	
1.02	2.02,3.02,3.05,4.04		PO BOX 48	08243
C-12	8.01,9.01,10.02		SEA ISLE CITY, NJ	
40.02	4009 LANDIS AVE 1ST FLR S	4A	DIAMOND'S LAND HOLDINGS, LLC	
1.02	2.02,3.02,3.05,4.04		4009 LANDIS AVE #13	08243
C-13	8.01,9.01,10.02		SEA ISLE CITY, NJ	
40.02	27 JFK BLVD	4A	27 JFK LLC	
3.01			124 ASPEN DR	08210
			CAPE MAY COURT HOUSE, NJ	
40.02	25 JFK BLVD UNIT 1	4A	ELMER, CALVERT LLC	
3.03	3.04,4.01,4.02,4.03		411 RTE 49	08270
C-C1			WOODBINE, NJ	
40.02	25 JFK BLVD UNIT C2	4A	MARTABANO SEA ISLE HOLDINGS LLC	
3.03	3.04, 4.01,4.02,4.03		145 MARTIN RD	12533
C-C2			HOPEWELL JUNCTION,NY	
40.02	4010 PLEASURE AVE R1	2	PORTANOVA, WILLIAM & CHRISTINA, ETAL	
3.03	3.04,4.01,4.02,4.03		220 HELEN ST	18512
C-R1			DUNMORE, PA	
40.02	4010 PLEASURE AVE R2	2	LYNCH, FRANCIS J & ESTELLA M TRINID	
3.03	3.04,4.01,4.02,4.03		491 GOLDEN GATE DR	18954
C-R2			RICHBORO, PA	
40.02	4010 PLEASURE AVE R3	2	RAGUSA, ROXANN	
3.03	3.04,4.01,4.02,4.03		410 GLEN AVE	08234
C-R3			EGG HARBOR TWP, NJ	

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40.02 8.02	4005 LANDIS AVE 9.02	4A	PELLEGRINI, JASON D 4005 LANDIS AVE SEA ISLE CITY, NJ	08243
40.02 8.03	4001 LANDIS AVE 9.03	4A	WHATS THE CATCH LLC 4001 LANDIS AVE SEA ISLE CITY, NJ	08243
40.02 9.04	28 40TH ST 10.01	2	BROWER, PATRICIA 141 SYLVAN DR BROOMALL, PA	19008
40.02 10.03	26 40TH ST	2	QUEEN, MICHAEL H 205 TODD ST BELMONT, NJ	28012
40.02 10.05 C-101	4000 PLEASURE UNIT 101 11.01,11.03	4A	WALTERS, WILLIAM E 391 OLD GOSHEN RD OCEAN VIEW, NJ	08230
40.02 10.05 C-102	4000 PLEASURE UNIT 102 11.01,11.03	4A	BUBBIE INVESTMENTS LLC 110 EAST HOLLYWOOD LANE MARMORA, NJ	08223
40.02 10.05 C-103	4000 PLEASURE UNIT 103 11.01,11.03	4A	WALTERS, WILLIAM & MILISSA 391 OLD GOSHEN RD OCEAN VIEW, NJ	08230
40.02 10.05 C-201	4000 PLEASURE UNIT 201 11.01,11.03	2	IANNELLI, ROBERT JR & CHRISTINA ETAL 1624 PENNFIELD DR WEST DEPTFORD, NJ	08086
40.02 10.05 C-202	4000 PLEASURE UNIT 202 11.01,11.03	2	XIAO, JOHN Q & LIN, JIANRONG 318 MOURNING DOVE DRIVE NEWARK, DE	19711
40.02 10.05 C-301	4000 PLEASURE UNIT 301 11.01,11.03	2	MULLIGAN, TERRENCE J & ROSEMARY 8 TAMARI CT RANDOLPH, NJ	07869
40.02 10.05 C-302	4000 PLEASURE UNIT 302 11.01,11.03	2	WALSH, PAUL A & CINDY C 225 POPLAR AVE WAYNE, PA	19087
40.02 11.02	4006 PLEASURE AVE 10.04	2	GIBSON, NICOLE TRUSTEE ETAL 145 MARTIN RD HOPEWELL NEW YORK, NY	12533
40.03 20	118 40TH ST 21-24,1.04,4,12	4A	42ND PLACE LLC PO BOX 48 SEA ISLE CITY, NJ	08243

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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