

# TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201  
OCEAN CITY, NJ 08226

(609) 814-9995  
FAX (609) 398-4017



September 5, 2025

## VIA HAND DELIVERY

Genell Ferrilli, Secretary  
Zoning Board of Adjustment  
City of Sea Isle City  
233 John F. Kennedy Boulevard  
Sea Isle City, New Jersey 08243

RE: 6000 Landis Avenue  
Lot: 17, Block: 60.03

Dear Ms. Ferrilli:

I herewith enclose an Amended Application of 6000 Landis Avenue, LLC, owner of the above Property for minor subdivision approval and use variance relief to subdivide the existing 110 foot by 100-foot lot into two (2) newly created lots, with the corner lot measuring 60 feet by 100 feet and the interior lot measuring 50 feet by 100 feet. The proposed corner lot will contain a new mixed-use building with a commercial first floor and three (3) residential units on the second and third floors. The Amended Application also contains a site plan for the corner lot mixed-use building for the Boards consideration.

The interior lot will contain a new two-family dwelling. Use variance relief is required because the Property is located in the C2 Neighborhood Business zone, which does not permit two-family dwellings. As the Board is aware, the New Jersey Municipal Land Use law requires that an applicant requesting a "D(1)" variance show "(1) that 'special reasons' exist for the variance and (2) that the variance 'can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and the zoning ordinance'." Cerdel Constr. Co., Inc. V. East Hanover Tp., 86 N.J. 303, 307 (1981), quoting N.J.S.A. 40:55D-70d.

Special reasons exist for the granting of the use variance. The current building on the Property is non-conforming for bulk and flood elevation. In addition, a fair amount of the interior properties in this area contain two-family dwellings that will be similar to the proposed building. This will provide a level of conformity and harmony to the neighborhood and promote the general welfare. Therefore, the Property is particularly suited for the proposed development. Finally, the building on the Property is in a mild state of disrepair and is not code or flood compliant. The contemplated buildings will provide a significant aesthetic improvement to the Property and create substantially more desirable, code compliant structures.

In addition to showing that "special reasons" exist for the granting of the "D" variance, the Applicant also believes that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. These tests require the Board to engage in a balancing of the zoning benefits versus the zoning harms. As stated above, the Applicant is not seeking to change the residential nature of the surrounding area. Most of the surrounding properties already contain two-family dwellings. Constructing a two-family dwelling on the subject lot will create consistency with other properties in the neighborhood. This will not create any detriment to the public good, let alone a substantial detriment. On the contrary, there will be zoning benefits achieved by approving the Application that are enumerated herein. These zoning benefits, including creating neighborhood conformity, improving bulk non-conformities, will have a positive effect on the zone plan, zoning ordinance and the neighbors. Therefore, the negative criteria is satisfied.

For the Site Plan relief, enclosed please find a check in the amount of \$1,250.00 for your application fees and a check in the amount of \$4,500.00 for your escrow fees. Also enclosed are twenty (20) copies of the Amended Minor Subdivision prepared by Mark DeVaul, Amended Concept Plans prepared by William McClees Architecture, Site Plan prepared by EDA, Stormwater Management Report and photos of the existing building. Finally, no CAFRA or NJDEP Wetlands Permits are required for approval of this Application.

I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler

cc: Jaime Sofronev (via email with enclosures)  
Vince Orlando (via email with enclosures)  
Mark DeVaul (via email with enclosures)  
William C. McLees (via email with enclosures)

enclosures

## Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: 6000 Landis Avenue LLC  
Property Address: 6000 LANDIS AVE  
Date Submitted to ZB Secretary: Rev. 9/5/2025

### 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: 5/28/25

1. **Location of premises that are the subject of this matter:**  
 Street address: 6000 Landis Avenue  
 Tax Block: 60.03 Lot(s): 17  
 Zoning District in which premises are located: \_\_\_\_\_

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]  
6000 Landis Avenue LLC  
 [REDACTED]

Designate a contact person:

Name: Avery S. Teitler, Esquire

Best method(s) to reach the contact person:

Telephone Cell Fax e-mail regular mail  
609-814-9995 ateitler@teitlerlaw.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: Avery S. Teitler, Esquire  
 Address: 618 West Avenue, Suite 201  
Ocean City NJ 08226  
 Telephone: 609-814-9995 Fax: 609-398-4017

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):
- |   |  |
|---|--|
| <input type="checkbox"/> single family dwelling | <input checked="" type="checkbox"/> commercial building: _____ |
| <input type="checkbox"/> two family dwelling    | <input type="checkbox"/> public building: _____                |
| <input type="checkbox"/> triplex                | <input type="checkbox"/> other: _____                          |
- ☐ other multi-unit residential structure [number of units: \_\_\_\_\_]

The Principal Structure was originally built (date) 1993.

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

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: 6  
How many are stacked parking? N/A  
Number and location of driveways: 6<sup>th</sup> 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) \_\_\_\_\_

The property has been used in this manner since \_\_\_\_\_.

Before that time, the property was used as \_\_\_\_\_

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:

See attached cover letter

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

See attached cover letter

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.

See attached cover letter

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: <u>C2</u>				
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	<u>100</u>	<u>50</u>	<u>60/50</u>	
Lot Depth	<u>110</u>	<u>100</u>	<u>100/100</u>	
Lot Area (s.f.)	<u>11,000</u>	<u>5,000</u>	<u>6000/5000</u>	

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

Note: "SB" =

Front Yard SB				
Side yard SB #1				
Side yard SB #2				
Total SYSB				
Rear Yard SB				
Building Height				

**ACCESSORY  
STRUCTURES**

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				

EXISTING  
CONDITIONSREQUIRED BY  
ORDINANCEPROPOSEDVARIANCE  
REQUIRED  
YES/NO**LOT COVERAGE**



Principal building (%) \_\_\_\_\_

Accessory building (%) \_\_\_\_\_

**FLOOR AREA RATIO**

Principal bldg \_\_\_\_\_

Accessory bldg \_\_\_\_\_

**PARKING**

Location \_\_\_\_\_

No. spaces on-site \_\_\_\_\_

Driveway \_\_\_\_\_

**SIGNS**

Dimensions \_\_\_\_\_

Number \_\_\_\_\_

Location \_\_\_\_\_

Type  
(Freestanding or Building Mounted) \_\_\_\_\_

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.

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.

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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
Mark DeVaul	20 DeVauls Lane	Ocean View NJ 08230	609-624-6572
William McLees	5 MacArthur Blvd	Somers Point NJ 08244	609-927-0888
Andrew Buchhold	599 Shore Road	Somers Point NJ 08244	-609-927-5050
Vince Orlando	5 Cambridge Drive	Ocean View NJ 08230	609-390-0352

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VERIFICATION OF APPLICATION

I, Avery S. Teitler, 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.

5/28/25  
(date)

[Signature] Attorney for Applicant  
(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 NJ :  
County of Cape May : ss.  
Name of Appellant/Applicant: 6000 Landis Avenue LLC  
Address of Subject Property: 6000 Landis Avenue  
Tax Block: 6003 Lot(s): 17

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James Sofrony, 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 DeVaul Survey LLC and dated April 9 2025 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] STing for  
Signature of Owner/Appellant/Applicant

Applicant

Sworn and subscribed to before me  
this 28<sup>th</sup> day of May, 2025

Notary Public

[Signature]  
NICOLE MAYFIELD  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES: AUGUST 26, 2025



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

NAME of Appellant Applicant: 6000 Landis Avenue LLC

Address of Subject Property: 6000 Landis Avenue

Tax Block: 6003

Lot(s): 17

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 Fees(s) and total Escrow Fee(s), each check along with separate checks for total Application fees(s) and total Escrow Fees(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)		\$ 500.00	+	\$ 1,500.00	
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		" "	
<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 request the of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		\$ 2,300	+	\$ 9,500	= \$

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

[\* SKCPB 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 and calculated individually, and therefore should not be added together.

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

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Name of Appellant/Applicant: 6000 Landis Avenue, LLC  
Address of Subject Property: 6000 Landis Avenue  
Tax Block: 60.03      Lot(s): 17  
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The above-named appellant or applicant hereby certifies as follows:

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.

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.

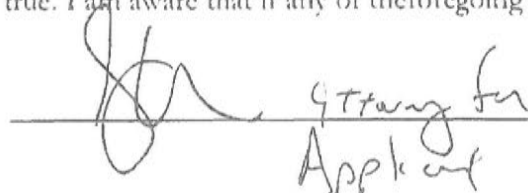
I verify that all municipal charges against the property, such as water and sewer charges are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.

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.

I understand that I have a continuing obligation to satisfy any municipal lien against this property.

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

 G. Tang for  
Applicant

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
NOTICE OF APPLICATION FOR DEVELOPMENT**

Applicant's Name & Address:

James Sofroneu - 6000 Landis Avenue, LLC



Owner's Name & Address:

same as above

Subject Property, Street Address:

6000 Landis Avenue

Subject Property, Block & Lot No.:

60.03 / 17

Zoning District

C2

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board of Adjustment on Monday, 2025 at 7:00 p.m., in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Blvd., Sea Isle City, NJ to consider an Application for Development regarding the above described property. The property is/will be developed with \_\_\_\_\_

Applicant seeks variance relief to do the following \_\_\_\_\_

Subdivide the existing 110 ft by 100 ft lot, creating a corner lot measuring 60 ft by 100 ft and an interior lot measuring 50 ft by 100 ft

In order to do this, the Applicant is seeking the following variances from the Sea Isle City Zoning Ordinance: \_\_\_\_\_

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Clerk of the Zoning Board of Adjustment, within the Construction Office of Sea Isle City's Municipal Services -2<sup>nd</sup> Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ.

If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Zoning Board cannot accept petitions or letters, and must rely on live testimony.

This notice is given pursuant to N.J.S.A. 40:55D-11, et seq.

Name of Applicant or Attorney  
Address, Telephone Number

# SEA ISLE CITY ZONING BOARD OF ADJUSTMENT CERTIFICATION OF SERVICE

Applicant's Name: James Safoney - 6000 Landis Avenue, LLC  
 Applicant's Address: [REDACTED]

Subject Property: 6000 Landis Avenue  
 Tax Block 60.03 Tax Lot(s): 17

I/We Avery S. Teiter, of full age, being duly sworn according to law, on his/her oath, certifies as follows:

- (1) that I / we reside or conduct business at 618 West Avenue, Suite 201 Ocean City NJ 08226
- (2) that I / we am / are the appellant, applicant or applicant's attorney in this matter [circle the title that pertains to you];
- (3) that on \_\_\_\_\_, being at least ten (10) days prior to the hearing date on the application, I/we gave notice to all property owners within 200 feet of the subject property and all other persons whose names appeared on the certified list obtained from the Sea Isle City Tax Assessor and as listed on the Sea Isle City Zoning Board of Adjustment Application Instructions (where applicable);
- (4) that notice was given either by personal service of a notice on the property owner or by sending the notice by Certified Mail, Return Receipt Requested, as noted on the attached list of persons to be served. Certified mail receipts showing the mailing of notice to the interested persons are attached; all return receipts received from served persons are attached hereto and/or shall be forwarded to the Zoning Board Administrator prior to the hearing;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in \_\_\_\_\_, the official newspaper of the municipality, on \_\_\_\_\_. Attached hereto and made part hereof is a Proof of Publication received from the official newspaper.
- (7) that also attached hereto and made a part hereof is the certified list of all property owners and other parties to whom notice was required to be sent, showing the names and addresses of the persons served and the lot and block numbers of each person's property as same appear on the Sea Isle City Tax Assessment List.
- (8) I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

Date: 5-28-25

[Signature] Attorney for Applicant  
 Appellant/Applicant/Attorney for Applicants

Proposed Letter to 200 foot List

Name and Address of Applicant  
Date

First and LastName  
Address  
City, State, Postal Code

Reference: **Sea Isle City Zoning Board of Adjustments**  
Notice of Hearing on Application of (name) 6000 Landis Avenue LLC  
Property (address) 6000 Landis Avenue  
Sea Isle City, New Jersey. Block 60.03, Lot(s) 17

Dear \_\_\_\_\_

**PLEASE TAKE NOTICE**

We are the owners of the above property. We have filed an application with the Sea Isle City Zoning Board for variances from certain provisions of the Sea Isle City Zoning Ordinance. Our property is currently developed with a commercial building. We are seeking to subdivide.

In order to accomplish this, we need to obtain variances from the following sections of the Sea Isle City Zoning Ordinance: Section \_\_\_\_\_, regarding \_\_\_\_\_; Section \_\_\_\_\_, regarding \_\_\_\_\_; Section \_\_\_\_\_, regarding \_\_\_\_\_; and Section \_\_\_\_\_, regarding \_\_\_\_\_. We will also seek such other variances and further relief as may be necessary to implement the plans on file with the Zoning Board.

This notice is sent to you as an owner of property within 200 feet of this property. A public hearing has been scheduled before the Sea Isle City Zoning Board for 7:00 p.m. on Monday, \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Boulevard, Sea Isle City, NJ. If you wish to make any comment on the application, when the case is called you may appear either in person or by agent or attorney, and present any comments or objections which you may have regarding the relief requested in the application. The Board cannot accept letters or petitions commenting on the application, unless you are present in person to give testify about such documents.

The following maps and documents submitted with this application are on file in the with the Zoning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services 2<sup>nd</sup> Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ, and are available for your inspection during normal business hours:

- \* \_\_\_\_\_ [for example, Application for Variances]
- \*

This notice is sent to you by the applicant, as required by the Sea Isle City Zoning Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

Respectfully,





# 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 60.03 - Lot 17, 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 03-07-25

  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State		
59.02 1.01 C-A	5911 LANDIS AVE 1ST FLR 2.01	2	CURRENT OWNER 436 RIVERA DR BLANDON, PA		19510
59.02 1.01 C-B	5911 LANDIS AVE 2ND FLR 2.01	2	CURRENT OWNER 1965 SPEEDWELL RD LANCASTER, PA		17601
59.02 1.02 C-A	5909 LANDIS AVE WEST 2.02	2	CURRENT OWNER 2741 S COLORADO STREET PHILADELPHIA, PA		19145
59.02 1.02 C-B	5909 LANDIS AVE EAST 2.02	2	CURRENT OWNER 1000 DENSTON DR AMBLER, PA		19002
59.02 3	29 60TH ST	2	CURRENT OWNER 316 TINDALL RD WILMINGTON, DE		19805
59.02 4.01	5912 PLEASURE AVE 5.01	2	CURRENT OWNER 324 MORRIS ST NEWTOWN SQUARE, PA		19073
59.02 9.01 C-A	5905 LANDIS AVE NORTH 10.01	2	CURRENT OWNER 424 SHARPLESS STREET WEST CHESTER, PA		19382
59.02 9.01 C-B	5907 LANDIS AVE SOUTH 10.01	2	CURRENT OWNER 4100 TERSHER DR DOYLESTOWN, PA		18902
59.03 8 C-E	127 60TH ST EAST 9.01	2	CURRENT OWNER 1605 BURNHAM CT WARRINGTON, PA		18976
59.03 8 C-W	127 60TH ST WEST 9.01	2	CURRENT OWNER 3295 BUSHWOOD DRIVE PERKASIE, PA		18944
59.03 9.02 C-E	121 60TH ST EAST 10.01	2	CURRENT OWNER 8609 DITMAN ST PHILA, PA		19136
59.03 9.02 C-W	121 60TH ST WEST 10.01	2	CURRENT OWNER PO BOX 2073 ASTON, PA		19014
59.03 10.02 C-E	119 60TH ST EAST 11.01	2	CURRENT OWNER 3370 CARPENTER CT GARNET VALLEY, PA		19060

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State		
59.03 10.02 C-W	119 60TH ST WEST 11.01	2	CURRENT OWNER 106 ASHFORD CT CHALFONT, PA		18914
59.03 12 C-A	113 60TH ST 1ST FLR S 11.02	2	CURRENT OWNER 125 WALNUT HILL LN HAVERTOWN, PA		19083
59.03 12 C-B	113 60TH ST 1ST FLR N 11.02	2	CURRENT OWNER 2107 GOODWIN LN NORTH WALES, PA		19454
59.03 12 C-C	113 60TH ST 2ND FLR S 11.02	2	CURRENT OWNER 806 KENNARA RD WEST CHESTER, PA		19380
59.03 12 C-D	113 60TH ST 2ND FLR N 11.02	2	CURRENT OWNER 1664 KENMARE DR DRESHER, PA		19025
59.03 13 C-A	105 60TH ST SOUTH	1	CURRENT OWNER 2745 1ST AVE FORT MYERS, FL		33916
59.03 13 C-B	105 60TH ST NORTH	1	CURRENT OWNER 2745 1ST ST APT 1506 FORT MYERS, FL		33916
59.03 14.01	5908 LANDIS AVE 15.01	4A	CURRENT OWNER 5100 S CONVENT LN #206 PHILADELPHIA, PA		19114
59.03 14.02 C-101	5904 LANDIS AVE UNIT 101 15.02,29.01,29.02, 30.01,30.02	4A	CURRENT OWNER 5900 LANDIS AVE SEA ISLE CITY, NJ		08243
59.03 14.02 C-102	5904 LANDIS AVE UNIT 102 15.02,29.01,29.02, 30.01,30.02	4A	CURRENT OWNER 5900 LANDIS AVE SEA ISLE CITY, NJ		08243
59.03 14.02 C-103	5904 LANDIS AVE UNIT 103 15.02,29.01,29.02, 30.01,30.02	4A	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ		08243
59.03 14.02 C-104	5904 LANDIS AVE UNIT 104 15.02,29.01,29.02, 30.01,30.02	4A	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ		08243
59.03 14.02 C-201	5904 LANDIS AVE UNIT 201 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 1906 B GINGER DR MOUNT LAUREL, NJ		08054

Block Lot Owner	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
59.03 14.02 C-202	5904 LANDIS AVE UNIT 202 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 94 SEGO SAGO RD MANHEIM, PA	17545
59.03 14.02 C-203	5904 LANDIS AVE UNIT 203 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 1416 LONG POND DR WARRINGTON, PA	18976
59.03 14.02 C-204	5904 LANDIS AVE UNIT 204 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 804 WHARTON COURT NEWTOWN SQUARE, PA	19073
59.03 14.02 C-205	5904 LANDIS AVE UNIT 205 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 201 HYACINTH DR YARDLEY, PA	19067
59.03 14.02 C-206	5904 LANDIS AVE UNIT 206 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 118 MOUNT VERNON DR CINNAMINSON, NJ	08077
59.03 14.02 C-301	5904 LANDIS AVE UNIT 301 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 210 LEHIGH DRIVE RICHBORO, PA	18954
59.03 14.02 C-302	5904 LANDIS AVE UNIT 302 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 300 W ELM ST #2215 CONSHOHOCKEN, PA	19428
59.03 14.02 C-303	5904 LANDIS AVE UNIT 303 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 5 MARGARET DR CHESTER SPRINGS, PA	19425
59.03 14.02 C-304	5904 LANDIS AVE UNIT 304 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 5904 LANDIS AVE UNIT 304 SEA ISLE CITY, NJ	08243
59.03 14.02 C-305	5904 LANDIS AVE UNIT 305 15.02,29.01,29.02, 30.01,30.02	2	CURRENT OWNER 1182 MORNING STAR DR ALLENTOWN, PA	18106
59.03 25 C-E	118 59TH ST EAST 24.02	2	CURRENT OWNER 676 ST DAVID'S PL WARMINSTER, PA	18974
59.03 25 C-W	118 59TH ST WEST 24.02	2	CURRENT OWNER 204 SUMTER PL AMBLER, PA	19002
59.03 26	114 59TH ST	2	CURRENT OWNER 2267 HANCE BRIDGE RD VINELAND, NJ	08361

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
59.03 27	112 59TH ST	2	CURRENT OWNER 650 KINGMAN AVE VINELAND, NJ	08360
59.03 28	104 59TH ST	2	CURRENT OWNER 9 BERNARD ST EATONTOWN, NJ	08024
60.02 1.01	27 61ST ST 2.01,3.01	2	CURRENT OWNER 5100 S CONVENT LANE #206 PHILA, PA	19114
60.02 1.02 C-N	6009 LANDIS AVE NORTH 2.02,3.02	2	CURRENT OWNER POB 625 SEA ISLE CITY, NJ	08243
60.02 1.02 C-S	6009 LANDIS AVE SOUTH 2.02,3.02	2	CURRENT OWNER 137 OVERLOOK DRIVE MEDIA, PA	19063
60.02 4.01 C-A	6012 PLEASURE AVE 1ST FL 5.01	2	CURRENT OWNER 714 STOLER AVE LANSDALE, PA	19446
60.02 4.01 C-B	6012 PLEASURE AVE 2ND FL 5.01	2	CURRENT OWNER 714 STOLER AVE LANSDALE, PA	19446
60.02 4.02	6010 PLEASURE AVE 5.02	2	CURRENT OWNER 722 ASHFORD RD (SHARPLEY) WILMINGTON, DE	19803
60.02 9 C-A	6001 LANDIS AVE 1ST FLR	2	CURRENT OWNER 111 ANNA COURT MIDDLETOWN, DE	19709
60.02 9 C-B	6001 LANDIS AVE 2ND FLR	2	CURRENT OWNER 1035 SINGER LANE NORRISTOWN, PA	19403
60.02 10	32 60TH ST	2	CURRENT OWNER 86 ADAMS ST GARDEN CITY, NY	11530
60.02 11	30 60TH ST	2	CURRENT OWNER 7 CASEY CT NEWTOWN, PA	18940
60.02 12 C-N	22 60TH STREET 13	2	CURRENT OWNER 135 HARNED DR SPRINGFIELD, PA	19064



Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State		
60.02 12 C-S	22 60TH STREET 13	2	CURRENT OWNER 22 60TH ST SOUTH SEA ISLE CITY, NJ		08243
60.03 17	6000 LANDIS AVE	4A	CURRENT OWNER 37 EGRET TRAIL CAPE MAY COURT HOUSE, NJ		08210
60.03 26.10 C-N	6008 LANDIS AVE NORTH	2	CURRENT OWNER 136 N HIGHLAND RD SPRINGFIELD, PA		19064
60.03 26.10 C-S	6008 LANDIS AVE SOUTH	2	CURRENT OWNER 1208 HARPER AVE WOOLLYN, PA		19094
60.03 26.11 C-E	107 61ST ST EAST	2	CURRENT OWNER 608 SYLVANIA RD EXTON, PA		19341
60.03 26.11 C-W	107 61ST ST WEST	2	CURRENT OWNER PO BOX 427 RUSHLAND, PA		18956
60.03 26.12 C-E	113 61ST ST EAST	2	CURRENT OWNER 4465 COUNTRY VIEW DR DOYLESTOWN, PA		18902
60.03 26.12 C-W	113 61ST STREET WEST	2	CURRENT OWNER 113 61ST STREET WEST SEA ISLE CITY, NJ		08243
60.03 26.13 C-N	119 61ST ST NORTH	2	CURRENT OWNER 2137 KENT RD ABINGTON, PA		19001
60.03 26.13 C-S	119 61ST ST SOUTH	2	CURRENT OWNER 259 MEDIA STATION RD MEDIA, PA		19063
60.03 26.14 C-A	125 61ST ST WEST	2	CURRENT OWNER 960 BRICK RD CHERRY HILL, NJ		08003
60.03 26.14 C-B	125 61ST ST EAST	2	CURRENT OWNER 233 JAMES DR HAVERFORD, PA		19083
60.03 26.15	131 61ST ST	2	CURRENT OWNER 537 W VALLEY FORGE RD KING OF PRUSSIA, PA		19406

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
60.03 26.20 C-A	114 60TH ST EAST		2	CURRENT OWNER 1379 DILWORTHDOWN CR #158 WEST CHESTER, PA		19382
60.03 26.20 C-B	114 60TH ST WEST		2	CURRENT OWNER 804 COTTONWOOD DRIVE MALVERN, PA		19355
60.03 26.21 C-E	110 60TH STREET EAST		2	CURRENT OWNER 5 APPLE ORCHARD RD MOORESTOWN, NJ		08057
60.03 26.21 C-W	110 60TH ST WEST		2	CURRENT OWNER 1441 LEWIS RD RYDAL, PA		19046
60.03 26.22 C-E	106 60TH ST EAST		2	CURRENT OWNER 108 ROLLING RIDGE RD WEST MILFORD, NJ		07480
60.03 26.22 C-W	106 60TH ST WEST		2	CURRENT OWNER 935 TENNIS AVE AMBLER, PA		19002
60.03 26.23 C-E	102 60TH ST EAST		2	CURRENT OWNER 48 BUTLERS LN MOHNTON, PA		19540
60.03 26.23 C-W	102 60TH ST WEST		2	CURRENT OWNER 102 60TH ST WEST SEA ISLE CITY, NJ		08243
61.02 17.01	32 61ST ST		2	CURRENT OWNER 32 61ST STREET SEA ISLE CITY, NJ		08243
61.03 26.06 C-A	120 61ST ST 1ST FLR		2	CURRENT OWNER 12 WILSON CIR CHESTER HEIGHTS, PA		19017
61.03 26.06 C-B	120 61ST ST 2ND FLR		2	CURRENT OWNER 101 PLAZA DR APT 201 DOWNTOWN, PA		19335
61.03 26.07 C-E	114 61ST ST EAST		2	CURRENT OWNER 743 N 25TH ST PHILADELPHIA, PA		19130
61.03 26.07 C-W	114 61ST ST WEST		2	CURRENT OWNER 133 WAYNE AVE SPRINGFIELD, PA		19064

Block Lot Qual	Property Location Additional Lot	Property Class	Owner	
			Address City, State	Zip Code
61.03 26.08 C E	106 61ST ST EAST	2	CURRENT OWNER 1001 FOSS AVE DREXEL HILL, PA	19026
61.03 26.08 C-W	106 61ST ST WEST	2	CURRENT OWNER 1017 ARIS PEAR WAY DOWNTOWN, PA	19335
61.03 26.09	102 61ST ST	2	CURRENT OWNER 102 61ST ST 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 NJSA 40:55D-12.