

LANDIS AVENUE (70' wide)

ZONING SCHEDULE
Zone C2 (Neighborhood Business District

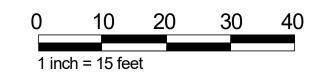
	REQ'D	Existing Lot 17	Proposed Lot 17.01	Proposed Lot 17.02 (R2)		
Min. Lot Area	5,000 sf	11,000 sf	6,000 sf	5,000 sf		
Min. Lot Width	50 ft	100 ft	60 ft	50 ft		
Min. Lot Frontage	50 ft	100 ft	60 ft	50 ft		
Min. Lot Depth	100 ft	110 ft	100 ft	100 ft		
Front Yard Set Back	0 ft min, 5 ft max	N/A	0 ft min, 5 ft max	15.75 feet		
Side Yard Set Back	0 ft min, 15 ft total	N/A	0 ft min, 15 ft total	7.58 ft each, 15.17 ft total		
Rear Yard Set Back	10 ft	N/A	<u>></u> 10 ft	22.75 ft		
Max. Building Coverage	70%	N/A	<u><</u> 70%	<u><</u> 35%		
Max. Impervious Coverage	90%	N/A	<u><</u> 90%	<u><</u> 70%		
Max. Building Height	43 ft (31 ft above 7FF 12)	N/A	< 43 ft	30.31 ft above ZFE 12		

ZONING REQUIREMENTS MAY BE SUBJECT TO APPROVAL OF REGULARTORY AGENCIES THAT SUPERSEDE MUNICIPAL JURISDICTION.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF MARK G. DE VAUL P.L.S.

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL

BE CONSIDERED TO BE VALID



PLAN OF MINOR SUBDIVISION BLOCK 60.03, LOT 17

SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY

SCALE 1 " = 15 FEET

DEVAUL SURVEY,L.L.C.

APRIL 9, 2025

LAND SURVEYING

20 DEVAULS LANE OCEAN VIEW, N.J. 08230

Mark G. DEVAUL

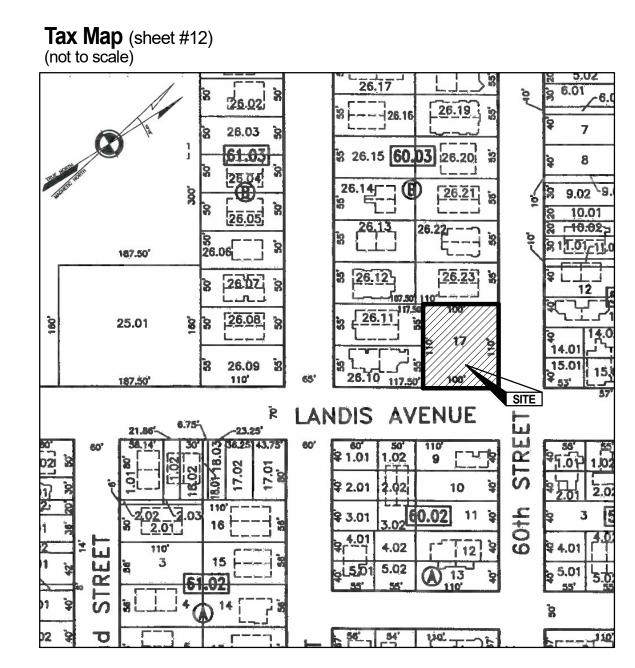
NEW JERSEY PROFESSIONAL LAND SURVEYOR #34844

rev. 12/02/2025 rev. 08/15/2025

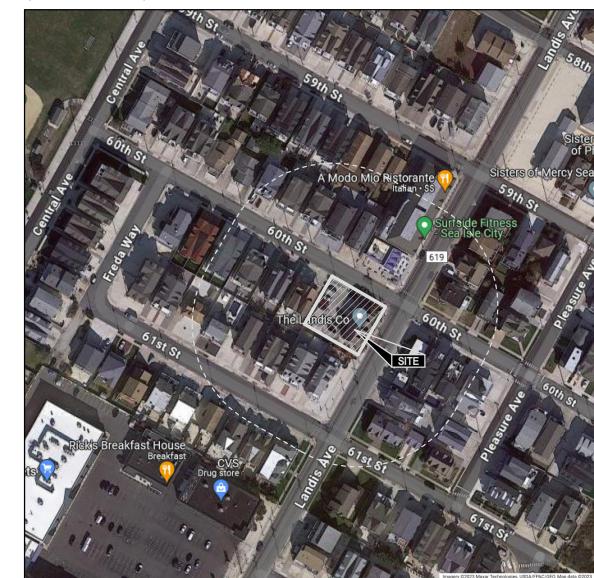
Notes:

- Owner/Applicant: James Sofroney
 Site Address: 6000 Landis Avenue
- 3. Applicant proposes to divide Lot 17 (11,000 sf) into two lots.
- 4. Area of Proposed Lot 17.01 = 6,000 sf
- 5. Area of Proposed Lot 17.02 = 5,000 sf6. Lot number designations to be provided by Sea Isle City Tax Assessor.
- 7. Site is located in Zone C2 (Neighborhood Business District).
- 8. Site is not within Pinelands Protection Area.
- Flood Zone/Base Flood Elevation = AE/9 (Map 34009C0164F)
 This survey does not locate and/or delineate any mapped or unmapped regulated environmental constraints (including wetlands) that may be with in the jurisdictional limits of Federal, State and/or Local Regulatory agencies.
- 11. Monumentation to be set in field upon final approval of the Sea Isle City Planning Board.

12. This minor subdivision shall expire if the filing or recording requirements of Article II,
Section E are not complied with within 190 days after the date of approval.



Site Map (not to scale)



Cape May County			VARIANCE REPORT NO OWNER (200 Ft) 60.03, 17		0509 Sea Isle City 03/07/25 Page: 1	Cape May County			VARIANCE REPORT NO OWNER (200 Ft) 60.03, 17		0509 Sea Isle City 03/07/25 Page: 2	Cape May County			VARIANCE REPORT NO OWNER (200 Ft) 60.03, 17		0509 Sea Isle City 03/07/25 Page: 3
Block Lot Qual 59.02	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code		Block Lot Qual 59.03	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code		Block Lot Qual 59.03	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code	
1.01 C-A	5911 LANDIS AVE 1ST FLR 2.01	2	CURRENT OWNER 436 RIVERA DR BLANDON, PA	19510		10.02 C-W	119 60TH ST WEST 11.01	2	CURRENT OWNER 106 ASHFORD CT CHALFONT, PA	18914		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	
59.02 1.01 C-B	5911 LANDIS AVE 2ND FLR 2.01	2	CURRENT OWNER 1965 SPEEDWELL RD LANCASTER, PA	17601		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 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	
59.02 1.02 C-A	5909 LANDIS AVE WEST 2.02	2	CURRENT OWNER 2741 S COLORADO STREET PHILADELPHIA, PA	19145		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 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	
59.02 1.02 C-B	5909 LANDIS AVE EAST 2.02	2	CURRENT OWNER 1000 DENSTON DR AMBLER, PA	19002		59.03 12 C-C	113 60TH ST 2ND FLR S 11.02	2	CURRENT OWNER 806 KENMARA RD WEST CHESTER, PA	19380		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	
59.02	29 60TH ST	2	CURRENT OWNER 316 TINDALL RD WILMINGTON, DE	19805		59.03 12 C-D	113 60TH ST 2ND FLR N 11.02	2	CURRENT OWNER 1664 KENMARE DR DRESHER, PA	19025		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	
59.02 4.01	5912 PLEASURE AVE 5.01	2	CURRENT OWNER 324 MORRIS ST NEWTOWN SQUARE, PA	19073		59.03 13 C-A	105 60TH ST SOUTH	1	CURRENT OWNER 2745 1ST AVE FORT MYERS, FL	33916		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	
59.02 9.01 C-A	5905 LANDIS AVE NORTH 10.01	2	CURRENT OWNER 424 SHARPLESS STREET WEST CHESTER, PA	19382		59.03 13 C-B	105 60TH ST NORTH	1	CURRENT OWNER 2745 1ST ST APT 1506 FORT MYERS, FL	33916		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	
59.02 9.01 C-B	5907 LANDIS AVE SOUTH 10.01	2	CURRENT OWNER 4100 TERSHER DR DOYLESTOWN, PA	18902		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-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 8 C-E	127 60TH ST EAST 9.01	2	CURRENT OWNER 1605 BURNHAM CT WARRINGTON, PA	18976		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-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 8 C-W	127 60TH ST WEST 9.01	2	CURRENT OWNER 3295 BUSHWOOD DRIVE PERKASIE, PA	18944		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-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 9.02 C-E	121 60TH ST EAST 10.01	2	CURRENT OWNER 8609 DITMAN ST PHILA, PA	19136		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 25 C-E	118 59TH ST EAST 24.02	2	CURRENT OWNER 676 ST DAVID'S PL WARMINSTER, PA	18974	
59.03 9.02 C-W	121 60TH ST WEST 10.01	2	CURRENT OWNER PO BOX 2073 ASTON, PA	19014		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 25 C-W	118 59TH ST WEST 24.02	2	CURRENT OWNER 204 SUMTER PL AMBLER, PA	19002	
59.03 10.02 C-E	119 60TH ST EAST 11.01	2	CURRENT OWNER 3370 CARPENTER CT GARNET VALLEY, PA	19060		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		59.03 26	114 59TH ST	2	CURRENT OWNER 2267 HANCE BRIDGE RD VINELAND, NJ	08361	

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Block Lot Qual 59.03 27	Property Location Additional Lot Additional Lot 112 59TH ST	Property Class 2	Owner Address City, State CURRENT OWNER 650 KINGMAN AVE VINELAND, NJ	Zip Code		Block Lot Qual 60.02 12 C-S	Property Location Additional Lot Additional Lot 22 60TH STREET 13	Property Class 2	Owner Address City, State CURRENT OWNER 22 60TH ST SOUTH SEA ISLE CITY, N)	Zip Code		Block	Property Location Additional Lot Additional Lot 114 60TH ST EAST	Property Class 2	Owner Address City, State CURRENT OWNER 1379 DILWORTHDOWN CR #158 WEST CHESTER, PA	Zip Code	
59.03 28	104 59TH ST	2	CURRENT OWNER 9 BERNARD ST EATONTOWN, NJ	07724		60.03	6000 LANDIS AVE	4A	CURRENT OWNER 37 EGRET TRAIL CAPE MAY COURT HOUSE, NJ	08210		60.03 26.20 C-B	114 60TH ST WEST	2	CURRENT OWNER 804 COTTONWOOD DRIVE MALVERN, PA	19355	
60.02 1.01	27 61ST ST 2.01,3.01	2	CURRENT OWNER 5100 S CONVENT LANE #206 PHILA, PA	19114		60.03 26.10 C-N	6008 LANDIS AVE NORTH	2	CURRENT OWNER 136 N HIGHLAND RD SPRINGFIELD, PA	19064		60.03 26.21 C-E	110 60TH STREET EAST	2	CURRENT OWNER 5 APPLE ORCHARD RD MOORESTOWN, NJ	08057	
60.02 1.02 C-N	6009 LANDIS AVE NORTH 2.02,3.02	2	CURRENT OWNER POB 625 SEA ISLE CITY, NJ	08243		60.03 26.10 C-S	6008 LANDIS AVE SOUTH	2	CURRENT OWNER 1208 HARPER AVE WOODLYN, PA	19094		60.03 26.21 C-W	110 60TH ST WEST	2	CURRENT OWNER 1441 LEWIS RD RYDAL, PA	19046	
60.02 1.02 C-S	6009 LANDIS AVE SOUTH 2.02,3.02	2	CURRENT OWNER 137 OVERLOOK DRIVE MEDIA, PA	19063		60.03 26.11 C-E	107 61ST ST EAST	2	CURRENT OWNER 608 SYLVANIA RD EXTON, PA	19341		60.03 26.22 C-E	106 60TH ST EAST	2	CURRENT OWNER 108 ROLLING RIDGE RD WEST MILFORD, NJ	07480	
60.02 4.01 C-A	6012 PLEASURE AVE 1ST FL 5.01	2	CURRENT OWNER 714 STOLER AVE LANSDALE, PA	19446		60.03 26.11 C-W	107 61ST ST WEST	2	CURRENT OWNER PO BOX 427 RUSHLAND, PA	18956		60.03 26.22 C-W	106 60TH ST WEST	2	CURRENT OWNER 935 TENNIS AVE AMBLER, PA	19002	
60.02 4.01 C-B	6012 PLEASURE AVE 2ND FL 5.01	2	CURRENT OWNER 714 STOLER AVE LANSDALE, PA	19446		60.03 26.12 C-E	113 61ST ST EAST	2	CURRENT OWNER 4465 COUNTRY VIEW DR DOYLESTOWN, PA	18902		60.03 26.23 C-E	102 60TH ST EAST	2	CURRENT OWNER 48 BUTLERS LN MOHNTON, PA	19540	
60.02 4.02	6010 PLEASURE AVE 5.02	2	CURRENT OWNER 722 ASHFORD RD (SHARPLEY) WILMINGTON, DE	19803		60.03 26.12 C-W	113 61ST STREET WEST	2	CURRENT OWNER 113 61ST STREET WEST SEA ISLE CITY, NJ	08243		60.03 26.23 C-W	102 60TH ST WEST	2	CURRENT OWNER 102 GOTH ST WEST SEA ISLE CITY, NJ	08243	
60.02 9 C-A	6001 LANDIS AVE 1ST FLR	2	CURRENT OWNER 111 ANNA COURT MIDDLETOWN, DE	19709		60.03 26.13 C-N	119 61ST ST NORTH	2	CURRENT OWNER 2137 KENT RD ABINGTON, PA	19001		61.02 17.01	32 61ST ST	2	CURRENT OWNER 32 61ST STREET SEA ISLE CITY, NJ	08243	
60.02 9 C-B	6001 LANDIS AVE 2ND FLR	2	CURRENT OWNER 1035 SINGER LANE NORRISTOWN, PA	19403		60.03 26.13 C-S	119 61ST ST SOUTH	2	CURRENT OWNER 259 MEDIA STATION RD MEDIA, PA	19063		61.03 26.06 C-A	120 61ST ST 1ST FLR	2	CURRENT OWNER 12 WILSON CIR CHESTER HEIGHTS, PA	19017	
60.02	32 60TH ST	2	CURRENT OWNER 86 ADAMS ST GARDEN CITY, NY	11530		60.03 26.14 C-A	125 61ST ST WEST	2	CURRENT OWNER 960 BRICK RD CHERRY HILL, NJ	08003		61.03 26.06 C-B	120 61ST ST 2ND FLR	2	CURRENT OWNER 101 PLAZA DR APT 201 DOWNINGTOWN, PA	19335	
60.02 11	30 60TH ST	2	CURRENT OWNER 7 CASEY CT NEWTOWN, PA	18940		60.03 26.14 C-B	125 61ST ST EAST	2	CURRENT OWNER 233 JAMES DR HAVERFORD, PA	19083		61.03 26.07 C-E	114 61ST ST EAST	2	CURRENT OWNER 743 N 25TH ST PHILADELPHIA, PA	19130	
60.02 12 C-N	22 60TH STREET 13	2	CURRENT OWNER 135 HARNEO DR SPRINGFIELD, PA	19064		60.03 26.15	131 61ST ST	2	CURRENT OWNER 537 W VALLEY FORGE RD KING OF PRUSSIA, PA	19406		61.03 26.07 C-W	114 61ST ST WEST	2	CURRENT OWNER 133 WAYNE AVE SPRINGFIELD, PA	19064	

May County			VARIANCE REPORT NO OWNER (200 Ft)		0509 Sea Isle City	
			60.03, 17		03/07/25 Page: 7	
lock	Property Location Additional Lot	Property	Owner Address			
ot ual	Additional Lot	Class	City, State	Zip Code		
3	106 61ST ST EAST	<u>Class</u> 2	CURRENT OWNER			
3			1001 FOSS AVE			
			DREXEL HILL, PA	19026		
3	106 61ST ST WEST	2	CURRENT OWNER 1017 ARIS PEAR WAY			
3			DOWNINGTOWN, PA	19335		
			DOWNINGTOWN, FA	19335		
3	102 61ST ST	2	CURRENT OWNER			
)			102 61ST ST			
			SEA ISLE CITY, NJ	08243		

