

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name: 9 42nd Street LLC
	Property Address: 9 42nd Street
	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- TBS
- ☐ ZB-6 Certification of Service - TBS
- ☐ ZB-7 Proposed letter to the "200 foot list" (requested)
- ☐ Copy of 200 foot list obtained from Sea Isle City Tax Assessor -TBS
- ☐ 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.

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 ☒ commercial building: _____
☐ two family dwelling ☐ public building: _____
☐ triplex ☐ other: _____
- ☐ other multi-unit residential structure [number of units: _____]

The Principal Structure was originally built (date) _____.

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: 15 SPACES
How many are stacked parking? Yes
Number and location of driveways: 1- 42nd Street

Elevation level.

Flood elevation of the property is: 11 (ZFE)/12(DFE)

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:

Proposed change of use from commercial to mixed use residential and commercial
with accompanying building upgrades.

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

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.

Proposed change of use from commercial to mixed use residential and
commercial.

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
site plan waiver requested
☐ 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>C-4</u>				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>46 FT 9 INCHES</u>	<u>50 FT</u>	<u>46 FT 9 INCHES</u>	<u>YES (ENC)</u>
Lot Depth	<u>92 FT</u>	<u>100 FT</u>	<u>92 FT</u>	<u>YES (ENC)</u>
Lot Area (s.f.)	<u>4,294 SF</u>	<u>5,000 SF</u>	<u>4,294 SF</u>	<u>YES (ENC)</u>

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

Front Yard SB (PROM)	<u>15.67 FT</u>	<u>15.67 FT</u>	<u>15.67 FT</u>	<u>NO</u>
Front Yard (42nd)	<u>7 FT</u>	<u>0 FT</u>	<u>7 FT</u>	<u>NO</u>
Side yard SB #1	<u>5 T</u>	<u>0 FT</u>	<u>5 FT</u>	<u>NO</u>
Side yard SB #2				
Total SYSB	<u>5 FT</u>	<u>0 FT</u>	<u>10 FT</u>	<u>NO</u>
Rear Yard SB	<u>5.2 FT</u>	<u>5 FT</u>	<u>5.2 FT</u>	<u>NO</u>
Building Height	<u><35 FT</u>	<u>40 FT</u>	<u>< 35 FT</u>	<u>NO</u>

**ACCESSORY
STRUCTURES**

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

N/A

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>
--	--------------------------------	----------------------------------	-----------------	---

LOT COVERAGE

Principal building (%)	<u>76.5%</u>	<u>95%</u>	<u>76.5%</u>	<u>NO</u>
Accessory building (%)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

FLOOR AREA RATIO

Principal bldg	<u>75%</u>	<u>85%</u>	<u>75%</u>	<u>NO</u>
Accessory bldg	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

PARKING

Location	<u></u>	<u></u>	<u></u>	<u></u>
No. spaces on-site	<u>15</u>	<u></u>	<u>5</u>	<u>No</u>
Driveway	<u></u>	<u></u>	<u></u>	<u></u>

SIGNS

Dimensions	<u></u>	<u></u>	<u></u>	<u></u>
Number	<u></u>	<u></u>	<u></u>	<u></u>
Location	<u></u>	<u></u>	<u></u>	<u></u>
Type (Freestanding or Building Mounted)	<u></u>	<u></u>	<u></u>	<u></u>

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

No.

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.

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
William McLees, AIA William McLees Architecture	5 Macarthur Boulevard, Somers Point, NJ 08244	(609) 927-0888	
Lyndsy M. Newcomb, Esquire	Monzo Catanese DeLollis, P.C. - 211 Bayberry Drive, Suite 2A, Cape May Court House, NJ 08210	(609) 463-4601	(609) 463-4606

Zoning Board Application
9 42nd Street, LLC
9 42nd Street, Sea Isle City

Justification for Relief Sought

Applicant submits this application for property located at 9 42nd Street. This is a corner lot sitting at 42nd Street and the Promenade. The property is currently developed with a commercial building, raised approximately ten (10) steps higher than the Promenade, with parking underneath. The Applicant proposes to convert the northern most units to residential, with the two remaining units being used for commercial businesses. A mini golf business currently exists on top of the building and is proposed to remain.

Applicant's position is that the proposed mixed commercial and residential use is conforming in the C-4 Zoning District. Section 26-55.1 of the Sea Isle City Code states:

The following uses are permitted, **must occupy at least the first level and be on grade** in the C-4 District and no others. More than one (1) permitted use allowed consistent with requirements of the zoning code.

- a. Retail Store.
- b. Office.
- c. Take-out food service.
- d. Restaurant.
- e. Fully enclosed restaurant with liquor license.
- f. Fully enclosed tavern.
- g. Theater.
- h. Amusement and rides.
- i. Amusement parlor.
- j. Clubhouse.
- k. Public building.
- l. Quasi-public building.
- m. Beach furniture, bicycle and other similar rental establishment.
- n. **Parking lots.**
- o. **Mixed nonresidential use and residential use. Nonresidential use must occupy first level and may occupy more than first level.**

Applicant contends that the first level, on grade, is the proposed commercial parking. This is at street level on 42nd Street. This is a permitted use in the C-4 Zone. The residential use, above the commercial parking area, and raised above the Promenade, occupies the second level, thereby being consistent with the requirements for mixed use in the C-4 Zone. Accordingly, it is the Applicant position that a use variance is not required.

However, based upon guidance from the Zoning Officer we have requested an interpretation as to this proposal to confirm the Applicant's position is accurate. In the event Applicant is correct, it is respectfully requested that this application be transferred to the Planning Board for site plan waiver.

In the event the Zoning Board does not agree with Applicant's position a use variance is requested to allow for residential use on the first level. Relief can also be granted pursuant to N.J.S.A. 40:55D-70(d), as the site is specifically well suited for this use, and following special reasons can be found for granting a use variance at the property : (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 provide adequate light, air and open space; (e) 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; (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and (i) to promote a desirable visual environment through creative development techniques and good civic design and arrangement.

Furthermore, there are several pre-existing nonconformities on the site. 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 building create a hardship for the property owner. As to NJSA 40:55D-70(c)(2), the purposes of zoning set forth above will be advanced. 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 because the proposed use is generally consistent with the uses in the area and will provide a better zoning alternative to the current building on the site. The Applicant reserves the right to supplement the foregoing narrative with expert testimony at the time of hearing.

ZB-1

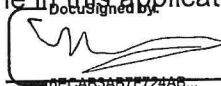
VERIFICATION OF APPLICATION

I, Matthew Bateman, Member of 9 42nd Street, LLC, 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.

3/30/2023

(date)



(Signature of Applicant; print name beneath)

Matthew Bateman

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 New Jersey :

: ss.

County of Cape May :

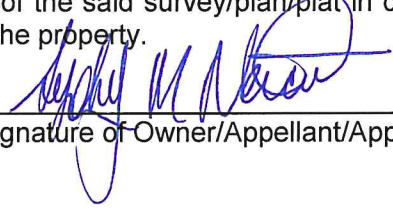
Name of Appellant/Applicant: 9 42nd Street LLC

Address of Subject Property: 9 42nd Street

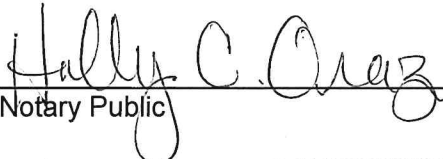
Tax Block: 41.01 Lot(s): 7.01

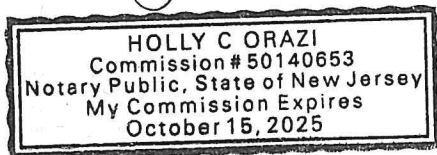
Lyndsy M. Newcomb, Esquire (attorney for applicant), being duly sworn according to law, upon his/her oath, deposes and says:

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 William C. McLees William McLees Architecture and dated 3/29/2023 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 of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 30th day of March, 2023


Notary Public



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

NAME of Appellant/Applicant: 9 42nd Street, LLC

Address of Subject Property: 9 42nd Street

Tax Block: 41.01

Lot(s): 7.01

Please review the following schedule*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	\$1,350.00
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	\$2,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	\$1,700.00
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n / a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
OTHER					
Any special meeting at the request of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$	+	\$	=\$5,050.00

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

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

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

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

DATE: 4/3/2023

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

BLOCK / LOT / QUAL: 41.01 / 7.01 /
ACCT ID#: 5695-0
LOCATION: 9 42ND STREET
OWNER OF RECORD: 9 42ND STREET LLC ETALS

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

Comments: Property taxes are paid through the 2ND quarter of 2023. Water / Sewer taxes are paid through 1ST quarter of 2023.

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

4/3/2023

Date



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 41.01 - Lot 7.01, 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

4/11/2023

Joseph A. Berrodin

Joseph A. Berrodin, CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
41.00 19.01	RIP GRANT 19.02,19.03,16.02	15C	CITY OF SEA ISLE CITY 233 JFK BLVD SEA ISLE CITY, NJ	08243
41.01 5.01 C-1	17 42ND ST	2	SELFRIDGE, JOSEPH 1333 DARBY RD APT 401 HAVERTOWN, PA	19083
41.01 5.01 C-2	17 42ND ST	2	SMITH, RANDALL C 105 ASPEN DRIVE ROYERSFORD, PA	19468
41.01 5.01 C-3	17 42ND ST	2	HACHADORIAN, ANDREW M & LINDA 1402 REAGAN COURT NORRISTOWN, PA	19403
41.01 5.01 C-4	17 42ND ST	2	MECCARIELLO, ANDREW J PO BOX 245 ODESSA, FLORIDA	33556
41.01 5.01 C-5	17 42ND ST	2	HARKINS, RYAN & LESLIE 302 E OAK AVE MOORESTOWN, NJ	08057
41.01 5.01 C-6	17 42ND ST	2	COYLE, SHAWN M & HEATHER A 400 BEACON HILL LN PLYMOUTH MEETING, PA	19462
41.01 5.01 C-C	17 42ND ST	2	KATZ, LAWRENCE A SR & COLEEN MCCREA 17 52ND ST SEA ISLE CITY, NJ	08243
41.01 5.02 C-N	13 42ND ST NORTH 6	2	THOMAS, TIMOTHY M 1650 HIGHPOINT LN ASTON, PA	19014
41.01 5.02 C-S	13 42ND ST SOUTH 6	2	SWIGGARD, DIANE 2248 OLD 40 FOOT RD HARLEYSVILLE, PA	19438
41.01 5.03	4113 PLEASURE AVE 12.01	4A	DALRYMPLE REAL ESTATE LLC 4 VILLAGE LN CAPE MAY COURT HOUSE, NJ	08210
41.01 7.01	9 42ND ST	4A	9 42ND STREET LLC 436 SPRING CREEK DR NACOGDOCHES, TX	75965
41.01 12.02	18 JFK BLVD 13.02	4A	GIBSON FAMILY ENTERPRISES LLC 18 JFK BLVD SEA ISLE CITY, NJ	08243
41.01 13	14 JFK BLVD 14.02	4A	BRACA THEATER BLDG LLC C/OTRACEY C-A CENTRAL AVE STE 101 LINWOOD, NJ	08221

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
41.01 14.01 C-1A	4100 BOARDWALK 7.02,14.03, 7.03	2	HAMILTON, MICHELLE & KEVIN 5910 STONEY HILL RD NEW HOPE, PA	18938
41.01 14.01 C-1B	4100 BOARDWALK 7.02,14.03, 7.03	2	H2RW, LLC 1020 CANTER CT HARRISBURG, PA	17111
41.01 14.01 C-1C	4100 BOARDWALK 7.02,14.03, 7.03	2	BRADY, JAMES J & GAIL D PO BOX 4 SEA ISLE CITY, NJ	08243
41.01 14.01 C-1D	4100 BOARDWALK 7.02,14.03, 7.03	2	OEHLER, MATTHEW D & HIEN M 55 JASMINE RD LUMBETON, NJ	08048
41.01 14.01 C-1E	4100 BOARDWALK 7.02,14.03, 7.03	2	BEDARD, SALVATORE C 207 CRICKET AVE ARDMORE, PA	19003
41.01 14.01 C-2A	4100 BOARDWALK 7.02,14.03, 7.03	2	FESSLER, MICHAEL W & JACQUELINE R 42 E CENTENNIAL DR NEDFORD, NJ	08055
41.01 14.01 C-2B	4100 BOARDWALK 7.02,14.03, 7.03	2	SIDDIQI, TARIQ S 70 BORTONS ROAD MARLTON, NJ	08053
41.01 14.01 C-2C	4100 BOARDWALK 7.02,14.03, 7.03	2	MURPHY, DOUGLAS A 311 OVERLOOK LN CONSHOHOCKEN, PA	19428
41.01 14.01 C-2D	4100 BOARDWALK 7.02,14.03, 7.03	2	BURRELL, BRENDA 1824 CHAMPLOST ST PHILADELPHIA, PA	19141
41.01 14.01 C-2E	4100 BOARDWALK 7.02,14.03, 7.03	2	CHANG, ROBERT 17 NICHOLS FARM RD TRUMBULL, CT	06611
41.01 14.01 C-3A	4100 BOARDWALK 7.02,14.03, 7.03	2	STERCHELE, PAUL F JR & DANIEL J 431 WERTSVILLE RD FLEMINGTON, NJ	08822
41.01 14.01 C-3B	4100 BOARDWALK 7.02,14.03, 7.03	2	BARTO, JEFFREY L 321 E 47TH PL SEA ISLE CITY, NJ	08243
41.01 14.01 C-3C	4100 BOARDWALK 7.02,14.03, 7.03	2	NOVAK, MICHAEL C 210 PENNSYLVANIA AVE #B ORELAND, PA	19075
41.01 14.01 C-3D	4100 BOARDWALK 7.02,14.03, 7.03	2	SHEEHAN, MICHAEL & PATRICIA 1001 SHAVERTOWN RD GARNET VALLEY, PA	19060

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
41.01 14.01 C-3E	4100 BOARDWALK 7.02,14.03, 7.03	2	TAYLOR, MARY E & MICHAEL P 319 SALARNO CT MULLICA HILL, NJ 08062
41.01 14.01 C-4A	4100 BOARDWALK 7.02,14.03, 7.03	2	LACEY, CHRISTIAN W & MACNEILLY, ELA 2800 REGENT ST BERKELEY, CA 94608
41.01 14.01 C-4B	4100 BOARDWALK 7.02,14.03, 7.03	2	KISSIG, CHRISTINE 138 CANTERBURY LN LANSDALE, PA 19446
41.01 14.01 C-4C	4100 BOARDWALK 7.02,14.03, 7.03	2	BISSET, THOMAS & MARCI G 435 HARRISON AVE HATBORO, PA 19040
41.01 14.01 C-4D	4100 BOARDWALK 7.02,14.03, 7.03	2	TARGET, RICHARD P & KATHLEEN M 32 AUSTIN CIR LOWER GWYNEDD, PA 19002
41.01 14.01 C-4E	4100 BOARDWALK 7.02,14.03, 7.03	2	MONAGHAN, EDWARD P 809 TOMLINSON RD PHILADELPHIA, PA 19116
41.01 15	BEACH OPEN SPACE 16-19	15C	CITY OF SEA ISLE CITY 233 JFK BLVD SEA ISLE CITY, NJ 08243
41.02 1 C-101	33 42ND ST UNIT 101	4A	A & L LLC 116 45TH STREET SEA ISLE CITY, NJ 08243
41.02 1 C-102	33 42ND ST UNIT 102	4A	A & L LLC 116 45TH STREET SEA ISLE CITY, NJ 08243
41.02 1 C-103	33 42ND ST UNIT 103	4A	BLUFISH REALTY LLC 2021 DUNE DR AVALON, NJ 08202
41.02 1 C-201	33 42ND ST UNIT 201	2	HAM, EDWIN H & ANN M 15 APPLE ORCHARD RD MOORESTOWN, NJ 08057
41.02 1 C-202	33 42ND ST UNIT 202	2	MORROW, SR PAUL J & MARGARET M 909 PHIPPS WAY BLUE BELL, PA 19422
41.02 1 C-203	33 42ND ST UNIT 203	2	ALLSMAN, JAMES M & ANTONIA T 1800 EARLINGTON RD HAVERTOWN, PA 19083
41.02 1 C-204	33 42ND ST UNIT 204	2	EXIT 17 PROPERTIES LLC 38 NORMANDY ROAD MARLTON, NJ 08053

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
41.02 1 C-205	33 42ND ST UNIT 205	2	HERZOG, JOSEPH JR 224 N 22ND ST UNIT A PHILADELPHIA, PA	19103
41.02 1 C-206	33 42ND ST UNIT 206	2	ADAMS, DOUGLAS J & DEBORAH W 33 42ND ST UNIT 206 SEA ISLE CITY, NJ	08243
41.02 1 C-301	33 42ND ST UNIT 301	2	PAVONI, JOSEPH A & CAROL A 211 WREXHAM CT WOODBURY, NJ	08096
41.02 1 C-302	33 42ND ST UNIT 302	2	CASEY, JOSEPH & KASME LORI J 5 SCARLET OAK DR LAFAYETTE HILL PA	19444
41.02 1 C-303	33 42ND ST UNIT 303	2	HUGHES, JAMES P & EILEEN M 409 ENGLISH IVY DR WARRINGTON, PA	18976
41.02 1 C-304	33 42ND ST UNIT 304	2	DEMAIO, NICHOLAS P & ALISON L 201 N 8TH AT UNIT 809 PHILADELPHIA, PA	19106
41.02 1 C-305	33 42ND ST UNIT 305	2	HAMBURG, SCOTT B & LYDIA A 1409 JUNE LN PENN VALLEY, PA	19072
41.02 1 C-306	33 42ND ST UNIT 306	2	WALLACE, BARBARA J TRUSTEE 1015 BURGUNDY CIR PENNSBURG, PA	18073
41.02 3.02	4109 LANDIS AVE 4.03, 9.01	4A	CS STIER II CONSULTING INC 4105 LANDIS AVE SEA ISLE CITY, NJ	08243
41.02 4.06	BETWEEN LANDIS & PLEASURE 1 9.03		DALRYMPLE, ANGELA D PO BOX 192 SEA ISLE CITY, NJ	08243
41.02 11.02	4100 PLEASURE AVE 9.04	4A	DALRYMPLE REAL ESTATE LLC 4 VILLAGE LN CAPE MAY CT HSE, NJ	08210
41.02 11.03	4112 PLEASURE AVE 8.02	2	DALRYMPLE, ANGELA D PO BOX 192 SEA ISLE CITY, NJ	08243
42.01 5.01	17 43RD ST	2	EICHHORN, DANIEL 2417 SANIBEL BLVD ST JAMES CITY, FL	33956
42.01 5.02	4209 PLEASURE AVE	2	KORNUSZKO, KATHRYN & BRIAN 1102 EMMA LANE WARMINSTER, PA	18974

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
42.01 6 C-E	15 43RD ST EAST	2	15 43RD ST EAST UNIT SIC LLC 602 DEER RUN CT GALLOWAY, NJ	08205
42.01 6 C-W	15 43RD ST WEST	2	EVANS, LARRY J B & PHYLLIS A 15 43RD ST WEST SEA ISLE CITY, NJ	08243
42.01 7 C-A	11 43RD ST UNIT A	4A	TRUEMPY, JOSEPH & ELVIRA 105 E CROCUS RD WILDWOOD CREST, NJ	08260
42.01 7 C-B	11 43RD ST UNIT B	4A	MCHALE, STEVEN & CHRISTY 3 SEA GRAPE LN OCEAN VIEW, NJ	08230
42.01 7 C-C	11 43RD ST UNIT C	4A	JGL CAPITAL LLC 50 CARNOUSTI WAY MEDIA, PA	19063
42.01 7 C-D	11 43RD ST UNIT D	4A	SIC PROMENADE LLC 6 KENDLES RUN RD MOORESTOWN, NJ	08057
42.01 7 C-E	11 43RD VST UNIT E	4A	WHITE SHOE PROPERTIES LLC 608 FAIRMOUNT DR GLASSBORO, NJ	08028
42.01 7 C-F	11 43RD ST UNIT F	4A	GORDON, ALAN V 4818 FOURTH AVE AVALON, NJ	08202
42.01 7 C-G	11 43RD ST UNIT G	2	11 43 SOUTH SIC LLC 229 REGATTA DR JUPITER, FL	33477
42.01 7 C-H	11 43RD ST UNIT H	2	ZACH, DAVID G & KAREN J 9 HERITAGE LN PHOENIXVILLE, PA	19460
42.01 12.01	4207 PLEASURE AVE	2	DEFEO, NICHOLAS & MEGAN T 10 FLORENCE DR RICHBORO, PA	18954
42.01 12.02	18 42ND ST	1	WILD COLONIAL BOYS LLC 14 60TH ST SEA ISLE CITY, NJ	08243
42.01 13 C-101	4200 BOARDWALK UNIT 101 14	2	HOSKIN, SHAWN P & CAROLINE E 132 EAST DELAWARE AVE PENNINGTON, NJ	08534
42.01 13 C-102	4200 BOARDWALK UNIT 102 14	2	FOLLET, ROBERT F SR & LAURIE M 4 SACRAMENTO CT MARLTON, NJ	08053

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
42.01 13 C-103	4200 BOARDWALK UNIT 103 14	2	4200 BOARDWALK LLC 10 42ND ST SEA ISLE CITY, NJ	08243
42.01 13 C-104	4200 BOARDWALK UNIT 104 14	2	HARRISON, ANDREW J JR & SHARON E 21 PENN DR SEWELL, NJ	08080
42.01 13 C-201	4200 BOARDWALK UNIT 201 14	2	EDENS, JANET 11 PHILIPS LN NEWTOWN SQUARE, PA	19073
42.01 13 C-202	4200 BOARDWALK UNIT 202 14	2	ASTOLFI, VINCENT M & ANN K 4207 MARIA LN BETHLEHEM, PA	18017
42.01 13 C-203	4200 BOARDWALK UNIT 203 14	2	4200 BOARDWALK LLC 10 42ND ST SEA ISLE CITY, NJ	08243
42.01 13 C-204	4200 BOARDWALK UNIT 204 14	2	BREZNICKY, DAVID & KAREN ETALS 226 SUNNYBROOKE RD FLOURTOWN, PA	19031
42.01 13 C-A	4200 BOARDWALK UNIT A 14	4A	4200 BOARDWALK LLC 10 42ND ST SEA ISLE CITY, NJ	08243
42.01 15	BEACH OPEN SPACE 16-19	15C	CITY OF SEA ISLE CITY 233 JFK BLVD SEA ISLE CITY, NJ	08243
42.02 10.01 C-101	26 42ND ST 11.01	2	SWEENEY, JOSEPH F & SARITA 26 42ND ST #101 SEA ISLE CITY, NJ	08243
42.02 10.01 C-102	26 42ND ST 11.01	2	HAMER, THOMAS E & MARIE E & JOHN E 409 WEDGEWOOD DR TURNERSVILLE, NJ	08012
42.02 10.01 C-103	26 42ND ST 11.01	2	GRASSEY, DENNIS & ANNE 527 SOLLY AVE PHILADELPHIA, PA	19111
42.02 10.01 C-104	26 42ND ST 11.01	2	CINQUEGRANI, VINCENT & ZIBUCK, REGINA 36718 RIDGECROFT DR STERLING HEIGHTS, MI	48312
42.02 10.01 C-105	26 42ND ST 11.01	2	MURPHY, ELIZABETH A 1718 RIDGEWAY RD HAVERTOWN, PA	19083
42.02 10.01 C-106	26 42ND ST 11.01	2	BECK, DONALD V & MICHELE 192 MASTERS DRIVE POTTSTOWN, PA	19464

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
42.02 10.01 C-107	26 42ND ST 11.01	2	HYNICKER, DALE E & JEAN F 61 MAIZE CIRCLE ELIZABETHTOWN, PA 17022
42.02 10.01 C-201	26 42ND ST 11.01	2	HAINES, WILLIAM 445 CENTER ST SEWELL, NJ 08080
42.02 10.01 C-202	26 42ND ST 11.01	2	SCHOENWANDT, TOBIAS & GIORDANO, A C 1120 N WOODBINE AVE PENN VALLEY, PA 19072
42.02 10.01 C-203	26 42ND ST 11.01	2	MULLER, RICH & ERIN 7 TALLTREE LN LANGHORNE, PA 19047
42.02 10.01 C-204	26 42ND ST 11.01	2	SWARTZ, JERALD & MARY & PETKO, ROBIN 38 SKYLINE DR AUDOBON, PA 19403
42.02 10.01 C-205	26 42ND ST 11.01	2	KLINIKOWSKI, RICHARD G & LYNN M 323 EAGLE RD READING, PA 19601
42.02 10.01 C-206	26 42ND ST 11.01	2	FRIEL, JAMES D & MARILYN 9332 COTTAGE ST PHILADELPHIA, PA 19114
42.02 10.01 C-207	26 42ND ST 11.01	2	COLEMAN, MICHAEL J & JOAN M 1124 MEWS LN WEST CHESTER, PA 19382
42.02 10.01 C-301	26 42ND ST 11.01	2	EICHERT, PATRICIA M 2007 JULIA DR CONSHOHOCKEN, PA 19428
42.02 10.01 C-302	26 42ND ST 11.01	2	TATTERSALL, THOMAS A & RITA G 5 SCOTCH PINE RD NEWARK, DE 19711
42.02 10.01 C-303	26 42ND ST 11.01	2	MORTON, GEORGE H & CAROL 502 CAMBRIDGE RD BROOKHAVEN, PA 19015
42.02 10.01 C-304	26 42ND ST 11.01	2	DAVIS, MILDRED 26 42ND ST #304 SEA ISLE CITY, NJ 08243
42.02 10.01 C-305	26 42ND ST 11.01	2	SOUKHANOV, IGOR V & KATHRYN A 29 TRINITY PL HILLSDALE, NJ 07642
42.02 10.01 C-306	26 42ND ST 11.01	2	MATHEARN, THOS E & VIRGINIA E 2 BANCROFT CT TURNERSVILLE, NJ 08012

TAXING DISTRICT 09 ADJACENT PROPERTY LISTING
SEA ISLE CITY

APPLICANT: 41.01, 7.01
COUNTY 05 CAPE MAY

PAGE 8

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
42.02	26 42ND ST	2	TESORIERO, MATTHEW & PETRINA
10.01	11.01		475 COUNTRY CLUB RD
C-307			BRIDGEWATER, NJ 08807

ZB-4

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

Name of Appellant/Applicant: 9 42nd Street, LLC
Address of Subject Property: 9 42nd Street
Tax Block: 41.01 Lot(s): 7.01

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.

DocuSigned by:

Signature of Owner/Appellant/Applicant
by: Matthew Bateman

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

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

DATE: 4/3/2023

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

BLOCK / LOT / QUAL: 41.01 / 7.01 /
ACCT ID#: 5695-0
LOCATION: 9 42ND STREET
OWNER OF RECORD: 9 42ND STREET LLC ETALS

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

Comments: Property taxes are paid through the 2ND quarter of 2023. Water / Sewer taxes are paid through 1ST quarter of 2023.

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

4/3/2023

Date



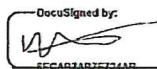
ZB-4

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

Name of Appellant/Applicant: 9 42nd Street, LLC
Address of Subject Property: 9 42nd Street
Tax Block: 41.01 Lot(s): 7.01

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.

DocuSigned by:

SECAB3AB7F724AB

Signature of Owner/Appellant/Applicant
by: Matthew Bateman

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





O.M.B. NO. 3067-0077
Expires May 31, 1996

Instructions for completing this form can be found on the back of the form.

FOR INSURANCE COMPANY USE

STATE
New Jersey

proper FIRM (See Instructions):

11

☐ feet NGVD (or other FIPM datum—see Section B, Item 7)

Abstract

space immediately adjacent to the building

tion or substantial improvement _____

RESOLUTION

#94-04-14

WHEREAS, LONGSTRETH & CO., has applied to the Sea Isle City Planning Board for Preliminary Site Plan Approval and related variance approval. The property is located in the C-4 Zone, and known as Block 41.01, Lot 7.01 on the Municipal Tax Map; and

WHEREAS, this matter was heard by said Board on May 16, 1994, and;

WHEREAS, the Board after carefully considering the evidence presented by the applicants and all interested parties, has made the following factual findings and conclusions:

1. Applicant proposes to construct five stores for retail sales on the first floor and a miniature golf course on the second floor.
2. Said uses are permitted uses in the C-4 Zone.
3. The required minimum lot size is 5,000 square feet and 4293.64 square feet is existing and proposed.
4. The minimum lot frontage is 50' and 46.67' is existing and proposed.
5. The required minimum lot depth is 100' and 92' is existing and proposed. Variances are required from minimum lot size, minimum lot frontage and minimum lot depth.
6. Twelve (12) parking spaces are proposed below the structure on the subject property and on a permanent easement area which adjoins the property.
7. A variance for the parking aisle width is sought from 25' to 20' because of the municipal ramp restricting the curb cut and access.
8. A three (3) foot high mansard roof with a three (3) foot fence is proposed for the golf course, for a total screening of six (6) feet. All lighting is proposed to be on the fence or below on the elements of the golf course.

9. The five (5) stores will be limited to retail stores, including take-out foods without seating, except for waiting areas. No music or sound amplification is proposed for the miniature golf course. The hours of operation for the miniature golf course are to be limited from 9:00 a.m. until 11:00 p.m. at which time lights will be turned out on the golf course.

10. There are contiguous lands available for purchase.

11. The Board has determined that an apartment use above the retail stores and/or golf course is not a permitted use in the zone, and that a use variance would be required for the same. Accordingly, the applicant has withdrawn its application for an apartment to be included in the site plan.

AND WHEREAS, the Board has determined that the relief requested by the applicant can be granted without detriment to the public good of the zoning ordinance, and that the benefits of granting the proposed deviations outweigh any possible detriment;

NOW, THEREFORE, BE IT RESOLVED by this Board on this 16th day of May, 1994, that the application of LONGSTRETH & CO. for Preliminary Site Plan Approval and Minimum Lot Size, Lot Frontage and Lot Depth variances be granted, subject to the following conditions:

1. Submission of a lighting plan.
2. Restriction on golf course elements to a maximum of 10' in height from the roof level of the first floor.
3. Receipt of all other applicable governmental approvals.
4. Restriction on the hours of operation from 9:00 a.m. until 11:00 p.m. closing time.
5. That there be no music or sound amplification at the miniature golf course.
6. That the use of the retail stores be limited to retail sales, including take-out foods without seating, except for waiting areas.

DATED: May 25, 1994

Walter L. Smith
SECRETARY, SEA ISLE CITY PLANNING BOARD