

CITY OF SEA ISLE CITY

PLANNING BOARD

Municipal Services - 2nd Floor
233 John F. Kennedy Boulevard
Sea Isle City, NJ 08243
(609) 263-1166

Location: 6400 Landis Ave

APPLICATION FORM
Date Received: _____

Block: 63.03, Lots 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01
Block 64.03, Lots 25, 26, 27, 28, 29, 30, 428.02 and 431.02

APPLICATION FOR DEVELOPMENT :

ATTENTION: Applicants must read and comply with all the instructions on this application form and the accompanying sheets of instructions. It is the applicant's responsibility to comply with all requirements of this form, and all other applicable requirements of Local, State and Federal Law. Failure to comply with all such requirements shall constitute grounds for refusal to certify the application as complete, for dismissal or denial of the application. All information requested in this application must be provided. There is no exception to this requirement.

1. Name of Application (s): CLD SIC, LLC (Applicant Representative is Carmela L. Desiderio, Ex. V.P)
 Address: 6400 LANDIS AVE
SEA ISEL CITY NJ 08243
 Phone Number: [REDACTED] or _____ - _____ - _____
 Owners (s) Name: CLD SIC, LLC
 Owner (s) Address: 6400 LANDIS AVE
SEA ISEL CITY NJ 08243

Note: Pursuant to N.J.S.A. 40:55D-3-3 and D-4, Applicant must be the legal or beneficial owner of the property, or the holder of an option or contract to purchase the property, or other person having and enforceable proprietary interest in the property. The applicant must be present at the hearing.

2. If the applicant is not the legal owner of the record, state whether applicant has contracted to purchase the subject property or holds a lease on the subject property, or has another enforceable Proprietary interest in the property. (Documents evidencing the ownership or other status of the applicant must be attached hereto. NA
3. The applicant is (check one) a: Corporation Partnership Individual
 LLC Other

Note: If the applicant is a Corporation, it must be represented at the hearing by an attorney. In addition, an officer of the corporation, in addition to the attorney, must be present at the hearing to present testimony.

4. Pursuant to N.J.S.A. 40:55D-48.2, if the applicant is a corporation or partnership, the applicant must list below the names and addresses of all persons having a 10% or more interest and the percentage of interest held by each. Failure to comply with this requirement will subject the applicant to denial or dismissal of the application and a fine of \$1,000.00 to \$10,000.00

100% LEONARD C. DESIDERIO

SEA ISLE CITY NJ 08243

5. Has there ever been another application made before the Planning Board concerning this property: (check one): Yes No

If yes, what was the nature of the application: PLANNING BOARD APPLICATION TO IMPROVE RESTROOMS

Was application (check one): Granted Denied

6. Have there ever been applications made for governmental approval concerning this property: NO

If yes, what was the nature of the application: _____

7. SUBJECT PROPERTY: Street Address: 6400 LANDIS AVE
Block: 63.03 Lot: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01
Zone: C-5 BLOCK 64.03, LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

8. If applicant is represented by an attorney, state name, address and phone number of the attorney:

Richard C. Andrien, Andrien Law Firm LLC 111 63rd St., Suite 105, Sea Isle City NJ 08243

(609) 263 - 9000

9. Preliminary site plan approval
 Final site plan approval
 Minor Subdivision approval
 Classification of sketch plat for major subdivision
 Preliminary approval of major subdivision
 Final approval of major subdivision
 Hardship variance - N.J.S.A. 40:55D-70 © (1)
 Benefits variance - N.J.S.A. 40:55D-70 © (2)
 Issuance of building permit in bed of street, public drainage way, flood control basis or required public area - N.J.S.A. 40:55D-34
 Issuance of permit for building or structure not related to street - N.J.S.A. 40:55D-36
 Conditional use approval

10. If a variance is sought, state the section (s) of the ordinance from which applicant requests relief

FRONT YARD SET BACK CODE SECTION 26-56.5 (Ord. 1462 (2009)); SIDE YARD SET BACK CODE SECTION 26-56.6 (Ord.No. 1038 § 604.08; Ord. No. 1172 § I; Ord. No. 1462 (2009) § LI)
IMPERVIOUS SURFACE CVG. SECTION 26-36 (Ord. No. 1383 § IV; Ord. No. 1397 (2006) § VI; Ord. No. 1462 (2009) § IV)
SIGN CVG SECTION 26-28.3 (Ord. No. 1492 (2010) § I; AND ALL OTHER VARIANCES AND RELIEF DEEMED NECESSARY TO APPROVE THE APPLICATION

11. Said property is (give dimensions and area) AN IRREGULR SHAPED LOT CONSISTING OF 83,375 SQ FT.(1.91 ACRES)

And has the following structures (if known, so indicate; or indicate whether dwelling or building, stating use thereof) SEE ATTACHED SITE PLAN.
BAR/RESTAURANT/LIQUOR STORE STRUCTURE, BAR STRUCTURES, MOTEL STRUCTURES, STORAGE STRUCTURE,
GARAGE/STORAGE STRUCTURE, TRASH ENCLOSURES, A POOL AND POOL HOUSE . SEE DETAILED SITE PLAN.
USES ARE AS SUGGESTED IN NAMED STRUCTURES.

12. Size of Proposed Building:

At Street Level: VARIES. SEE DETAILED PLANS Feet front: VARIES. SEE DETAILED PLANS ATTACHED.
Feet deep: VARIES. SEE DETAILED PLANS Height: MOTEL 32.4; KIX - 33.8
Stories: KIX- 2 ; MOTEL - 3 Feet: 29,332.6 sq ft

13. Setbacks of Building:

Front: 13.5' Rear: 7.1
Side: 21.0' (Total) 14.3 Side: 6.7
% of Building Coverage: 35.2

14. Parking: Number of Existing Spaces: 68
Number of Proposed Spaces: 68
Number of Required Spaces: 52

15. Date property acquired: 1983

16. If a variance(s) would be requested for hardship – N.J.S.A. 40:55D-70 © (1), state the exceptional conditions of property supporting the granting of the variance.
SEE ATTACHED.

17. If a variance(s) would be requested based upon the public benefits resulting from the variance – N.J.S.A. 40:55D-70 © (2), state the public benefits and explain how the benefits will substantially outweigh any detriments.
SEE ATTACHED

18. If applicant is requesting any variance (under #9, #16, #17 above) supply a statement of facts showing why relief 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.

SEE ATTACHED

19. All applicants must attach to this application a schedule showing the following information (if applicable)
SEE DETAILED PLANS ATTACHED.

Type of construction (check one): Frame Stone Brick Cement

Present use of existing building(s) and premises: MOTEL / BAR / RESTAURANT USE WITH EXISTING BUILDINGS
NOTED ABOVE AND IN DETAILED SITE PLAN ATTACHED.

Describe any deed restrictions affecting this property: NA

Total proposed dwelling units: _____
Total proposed professional and/or business and/or commercial units: 2 BUILDING 52 ROOM MOTEL / BAR AND
Total proposed floor area: 29,332.6 SQ FT
Total proposed parking spaces: 68 RESTAURANT

A photograph(s) of land and building involved in the application. Names and addresses of all expert witnesses proposed to be used.

SEE DETAILED PLANS WITH PHOTOS; EXPERTS - LOUIS L. SCHIEDT OF GIBSON ASSOCIATES, PA
WILLIAM A. HARYSLAK, ARCHITECTURE BY HARYSLACK, LLC

Proof of payment of all taxes due and owing on the premises: SEE ATTACHED CERTIFICATION

20. A legible plot plan or survey to scale (not less than 1" = 50' or the property) indicating the existing and/or proposed structure with adjoining property and structures accompanying this application. Scale drawing of not less than 1/4" = 1' of the proposed building(s) of the existing structure indicating the changes, alterations or additions contemplated will be presented at the hearing, if relevant.

SEE ATTACHED DETAILED PLANS.

NOTE: APPLICANT SHALL PROVIDE A FULL AND COMPLETE SET OF THIS APPLICATION AND ALL ATTACHED PLANS TO THE CAPE MAY COUNTY PLANNING BOARD WITH THE APPROPRIATE SITE PLAN APPLICATION AND APPLICATION FEE(S). APPLICANT HAS INCLUDED THE COUNTY PLANNING BOARD ON THE LIST OF ENTITIES TO BE PROVIDED NOTICE OF THE HEARING.

NA

21. If applicant requests that the Planning Board waive any requirements of site plan review required under Ordinance No. 858 (1986) applicant shall state each requirement for which it seeks waiver, and state the reasons for the waiver. (Required fees may not be waived). Site Plan review requirements will not be waived for new construction. Rather, it will only be considered for modification or expansion of existing structures or improvements. A grant of your request will only resulting a waiver of those requirements that the Planning Board feels are appropriately waived, and in no way relieves you of any other responsibilities or requirements which may pertain, such as for example, the need to obtain subdivision approval or the grant of any variances. Furthermore, all the usual requirements of obtaining a building or construction permit must also be complied with.

See detailed plan and Notes by Louis Scheidt, Gibson Assocites, P.A.

APPLICANT must sign the following certification:

I certify that the foregoing statements made by me are true and complete. I am aware that
If any of the foregoing statements made by me are willfully false, I am subject to punishment.



Applicant Signature

NA

If applicant is not owner of the property, have owner sign below consent or file with application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____, 20__.

Owner of Property

() _____
Phone

Sworn and subscribed before me
This _____ day of _____, 20__.

(Signature of person authorized to take oaths)

Applicant/appellant's Name and Address:

CLD SIC, LLC

6400 LANDIS AVE
SEA ISSEL CITY NJ 08243

Owners Name and Address:

SAME AS ABOVE.

Subject Property – Street Address:

6400 LANDIS AVE
SEA ISSEL CITY NJ 08243

Subject Property – Block and Lot Number: Block: 63.03; Lots: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01;

Block: 64.03

Lot(s): 25, 26, 27, 28, 29, 30, 428.02, 431.02

APPOINTMENT OF AGENT NA

Do hereby appoint

(Party in interest)

As my Agent for all purposes concerning this matter, and do agree to accept, as my (our) own act and deed, all acts performed by said Agent concerning the matter.

Party in interest

Witness

Subscribed and sworn to
Before me, this _____ day of
_____, 20____.

CERTIFICATION OF SERVICE AND PUBLICATION TO BE PROVIDED UPON SETTING DATE AND NOTICE SENT

Applicant/Appellant's Name & Address: CLD SIC, LLC
6400 LANDIS AVE
SEA ISEL CITY NJ 08243
Owners Name & Address: SAME AS ABOVE.
Subject Property - Street Address: 6400 Landis Ave
Subject Property - Block and Lot Number: Block: 63.03
Lot(s): 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01
Block: 64.03
Lots: 25, 26, 27, 28, 29, 30, 428.02, 431.02

AFFIDAVIT OF SERVICE AND PUBLICATION

Concerning the above, I, upon my oath, according to law, say:

- 1. I am the Attorney for the Applicant in the above captioned matter.
2. The service of a copy of a Notice of Appeal or Application for Development has been made upon the following persons, in the manner designated:

Person Served SEE 200FT LISTS
Mode of Service CERTIFIED MAIL RRR

- 3. Other Service of Public Notices were made as follows: Publication in the Ocean City Sentinel.
4. Attached hereto and made part hereof are personal acknowledgements, return receipts evidencing service, and an affidavit of publication by the official newspaper of the municipality.
5. I understand that the within is a sworn statement taken under oath, and any false statement contained herein may subject me to fine, imprisonment, or both.

Affiant

NOTARY AND SEAL

Planning Board Application PB-1 Supplement #s 16, 17 and 18

CLD SIC, LLC

6400 Landis Ave

BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.0 and

BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

C-5 Zone

Variance Chart:

ZONING SCHEDULE: (ZONE "C-5" (MOTEL BUSINESS DISTRICT))

DESCRIPTION	"C-5" DISTRICT	EXISTING	PROPOSED	VARIANCE
LOT No.'s	N/A	LOTS 9.02, 10, 11, 12.01-15.01, 24.02, 25, 26, 27.01, BLOCK 63.03 LOTS 25-30, 428.02, 431.02, BLOCK 64.03	LOTS 9.02, 10, 11, 12.01-15.01, 24.02, 25, 26, 27.01, BLOCK 63.03 LOTS 25-30, 428.02, 431.02, BLOCK 64.03	---
MINIMUM LOT AREA	5000 SQ. FT.	83,375± SQ. FT.	83,375± SQ. FT.	NO
MINIMUM LOT FRONTAGE OR MINIMUM LOT DEPTH	50' 100'	400.0' 240.0' MIN.	400.0' 240.0' MIN.	NO NO
FRONT YARD SETBACK	0' MIN., 5' MAX.	17.4'	13.5'	YES
SIDE YARD SETBACK	0' MIN., 15' MAX. TOTAL	22.4'	21.0'	YES
REAR YARD SETBACK	5' MIN.	19.4'	7.1'	NO
PRINCIPAL BUILDING HEIGHT (HOTEL)	39' ABOVE EL. 12.0 (PITCHED ROOF) 32' ABOVE EL. 12.0 (FLAT ROOF)	32.4	32.4	NO
PRINCIPAL BUILDING HEIGHT (KIX)	39' ABOVE EL. 12.0 (PITCHED ROOF) 32' ABOVE EL. 12.0 (FLAT ROOF)	17.9	33.8	NO
MAXIMUM BUILDING COVERAGE	95%	24,715.2 SQ. FT./29.6%	29,332.6 SQ. FT./35.2%	NO
MAXIMUM IMPERVIOUS COVERAGE	95%	79,692.8 SQ. FT./95.6%	79,825 SQ. FT./95.7%	YES
MAXIMUM SIGN COVERAGE (KIX)	80 SQ. FT.	967.3 SQ. FT.	500 SQ. FT.	YES

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION

In general, applicant seeks relief that is *deminimus* under all of the circumstances and based upon the individual Code/Ordinance requirements, with some existing non-conforming conditions moving closer toward the Code/Ordinance requirements. The above Zoning Schedule supports this. The property is used as a motel, bar and restaurant. Applicant is seeking to: remodel the front area of the bar, build an addition to the bar and restaurant on the top floor, and replace a temporary roof with a permanent roof covering an outdoor bar area. The changes will result in an aesthetic enhancement of the property and less signage on the property.

Response to Application Section #16 C(1) Exceptional Conditions of the Property Supporting Granting of the Variance(s):

The property at issue is uniquely and irregularly shaped with the bar/restaurant/liquor store structure uncentered and nearly abutting the northern boundaries of the property, where the property is the most narrow. This northern area also abuts a street and provides parking to the site. The area surrounding the bar/restaurant/liquor store structure is limited in terms how the building can be improved without impacting parking, other conforming uses of the property and the surrounding properties in different zones. The conforming motel/bar/restaurant use and unique layout of the current buildings requires thoughtful development to improve the property because the property is uniquely bordering and completely surrounded by different zones. The

Planning Board Application PB-1 Supplement #s 16, 17 and 18

CLD SIC, LLC

6400 Landis Ave

BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.0 and

BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

C-5 Zone

property is surrounded by C-1 (commercial use) and R-2 (residential use) zones. The development of the property has to account for the hardship resulting from these present conditions and the current lawful use and structures on the property.

The irregular shape, narrowness of the northern side of the property, physical layout of the buildings on the property, and the surrounding zones result in a peculiar, exceptional, and extraordinary situation uniquely affecting use of the property. These individual and collective hardships in development and use of the property are taken into account in the *deminimus* variance relief requested. Developing the property by enclosing the outdoor areas currently used in close proximity to the motel/bar/restaurant structure and adding space to use on top of the current motel/bar/restaurant seeks to keep the use away from the portions of the property that border the R-2 zone. Enclosing the areas currently used outside around the motel/bar/restaurant building provides an additional barrier from sound, sight and use. The design of the project in this manner results in minor increases to building coverage and impervious coverage.

The irregular shape, narrowness of the northern side of the property, physical layout of the buildings on the property, size of the property and the bordering of the property by two streets, does require a certain amount of signage to direct pedestrians and vehicles to appropriate areas of the property. Signage can reduce unnecessary pedestrian and vehicle traffic on and around the property. This is especially important in the summer season with the elevated population and sometimes intense pedestrian and vehicle traffic specific to the surrounding area of this property. In the summer, the surrounding R-2 zone has excess pedestrian and vehicle traffic combined with the ACME grocery store and other businesses in the adjacent C-1 zone. Applicant's proposed signage seeks to reduce the current amount of signage on the property and reduce unnecessary pedestrian and vehicle traffic on and around the property.

The irregular shape, narrowness of the northern side of the property, physical layout of the buildings on the property, surrounding roadways, and the surrounding C-1 and R-2 zones all support the variance relief requested for the front yard and side yard setbacks. The front yard setback is proposed to remain the same because the unique limitations noted herein make it impractical to move structures and keep the current motel/bar/restaurant use without impacting the surrounding areas and parking on the property. The same analysis applies to the side yard setback. Reducing the proposed setbacks places the C-5 use closer to the R-2 and C-1 use in the area. This is not practical and its counter to notions of having adequate areas of open space, light and air. This is significant with a motel/bar/restaurant use surrounded by residential use.

Planning Board Application PB-1 Supplement #s 16, 17 and 18

CLD SIC, LLC

6400 Landis Ave

BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.0 and

BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

C-5 Zone

Response to Application Section #17 C(2) Benefits Outweighing Detriments:

Applicant incorporates all of the information above as if fully set forth herein.

The public benefits advanced by furthering the purposes of the MLUL pursuant to NJSA § 40:55D-2 are as follows:

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;

c. To provide adequate light, air and open space;

i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;

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;

m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

For the reasons noted above, there are no detriments resulting from the instant application. The changes sought provide a *deminimus* change to building coverage and impervious coverage, while proposing less signage and setbacks. The signage and setbacks proposed move closer to conforming with the code. Larger setbacks on the instant property uniquely serve the greater good by providing more space between use on the instant property and the adjacent R-2 use, C-1 use, and surrounding roadways.

Planning Board Application PB-1 Supplement #s 16, 17 and 18

CLD SIC, LLC

6400 Landis Ave

BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.0 and

BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

C-5 Zone

Response to Application Section #18 for Granting Relief Without Substantial Detriment and Without Impairing the Intent and Purpose of the Zone Plan and Sea Isle Zoning Ordinance:

Applicant incorporates all of the information above as if fully set forth herein.

All of these improvements further the Sea Isle City Master Plan, Sea Isle City Zoning Ordinance as codified in the City Code, and the Municipal Land Use Law. The proposed project improves the use of the property as it relates to the health, safety and welfare of the City and the neighborhood. The improved aesthetic, decreased signage, and maintenance of open air, light and space on the property promote the health, safety and welfare of the City, the neighborhood, and adjacent land owners. The aesthetic design will be more appealing than the current outdated design. Providing enclosures for outdoor areas around the bar/motel/restaurant building that are currently used and open will also promote the purpose and intent of the City Noise Ordinance.

For the reasons set forth above, the proposed project variances are *deminimus* in nature and pose no threat of detriment to anyone, and there is impairment to the intent and purpose of the City Zoning Plan, the Master Plan and the MLUL.

For the reasons stated above, Applicant requests all of the zoning relief set forth in the instant application and all other variances and relief deemed necessary to permit the development in the application and plans provided by Applicant and Applicant's professionals.

Date: 1-15-26



Richard C. Andrien, Esq
Attorney for Applicant

SEA ISLE CITY PLANNING BOARD
SURVEY/PLAN/PLAT AFFIDAVIT

State of NEW JERSEY :

: ss.

County of CAPE MAY :

Name of Appellant/Applicant: CLD SIC, LLC (Applicant Representative is Carmela L. Desiderio, Ex. V.P)

Address of Subject Property: 6400 LANDIS AVENUE

Tax Block: 63.03

Lot(s): 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01;

BLOCK 64.03

LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

CARMELA L DESIDERIO EXECUTIVE VP OF CLD SIC, LLC, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the authorized representative as Executive Vice President for the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the Executive Vice President for the owner/applicant for development in this matter.
2. I verify that the attached sealed survey/plan/plat prepared by Gibson Associates, P.A. and dated 1-14-26 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 application for development before the Sea Isle City Planning Board and understand that said Board shall rely on this Affidavit, and the current accuracy of the said survey/plan/plat in considering the application for development of the property.

Carmela L Desiderio

Signature of Owner/Applicant

CARMELA L DESIDERIO
EXECUTIVE VP OF CLD SIC, LLC

Sworn and subscribed to before me
this 15 day of Jan, 2026.

Notary Public

Richard C. Andrieu, Esq.
Attorney-At-Law
State of New Jersey

**SEA ISLE CITY PLANNING BOARD
NOTICE OF APPLICATION FOR DEVELOPMENT**

Applicant's Name & Address: CLD SIC, LLC 6400 Landis Ave, Sea Isle City NJ 08243
Owner's Name & Address: CLD SIC, LLC 6400 Landis Ave, Sea Isle City NJ 08243
Subject Property, Street Address: 6400 Landis Ave, Sea Isle City NJ 08243
Subject Property, Block & Lot No.: BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01,
15.01, 24.02, 25, 26, 27.01; and BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02
Zoning District: C-5

TAKE NOTICE that a hearing will be held before the Sea Isle City Planning Board on March 9, 2026 at 7:00 p.m., in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Blvd., Sea Isle City, NJ for site plan approval. The property is used as a motel, bar and restaurant. Applicant is seeking to: remodel the front area of the bar, build an addition to the bar and restaurant on the top floor, and replace a temporary roof with a permanent roof covering an outdoor bar area.

In order to do this Applicant is seeking the following variances and/or other relief from the Sea Isle City Code(s) and Zoning Ordinance(s): Front yard setback City Code Section 26-56.5 (Ord. 1462 (2009)); Side yard setback City Code Section 26-56.6 (Ord. No. 1038 § 604.06; Ord. No. 1172 § I; Ord. No. 1462 (2009) § LI); Impervious coverage City Code Section 26-36 (Ord. No. 1383 § IV; Ord. No. 1397 (2006) § VI; Ord. No. 1462 (2009) § IV)); Signs in business and commercial districts City Code Section 26-28.3 (Ord. No. 1492 (2010) § VI); and all other variances and relief deemed necessary to approve the application and plans on file with the Sea Isle City Planning Board.

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 Planning Board, within the Construction Office of Sea Isle City's Municipal Services -2nd 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 Planning Board cannot accept petitions or letters, and must rely on live testimony.

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

Richard C. Andrien, Esquire
ANDRIEN LAW FIRM LLC
111 63rd St., Suite 105
Sea Isle City NJ 08243
(609) 263-9000

**SEA ISLE CITY PLANNING BOARD
CERTIFICATION OF SERVICE**

Applicant's Name: CLD SIC, LLC
 Applicant's Address: 6400 LANDIS AVENUE, SEA ISLE CITY NJ, 08243

Subject Property: 6400 LANDIS AVENUE, SEA ISLE CITY NJ, 08243

Tax Block 63.03 Tax Lot(s): 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01;
 BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

I/We Richard C. Andrien Attorney for APPLICANT CLD SIC, LLC, 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 111 63RD ST., SUITE 105, SEA ISLE CITY NJ, 08243
- (2) that I / we ~~am~~ are the applicant ~~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 Planning Board 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 Planning 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 Ocean City Sentinel, 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: _____ Applicant/Applicant/Attorney for Applicants

Richard C. Andrien
 Attorney for APPLICANT CLD SIC, LLC

ANDRIEN LAW FIRM, LLC**RICHARD C. ANDRIEN, ESQ.**

(609)263-9000

111 63RD ST, SUITE 105

SEA ISLE CITY NJ 08243

PB-7

Notice of Hearing for Applicant: CLD SIC, LLC

Applicant's Address: 6400 Landis Ave, Sea Isle City, NJ 08243

Owner's Name & Address: CLD SIC, LLC 6400 Landis Ave, Sea Isle City, NJ 08243

Subject Property: 6400 Landis Ave, Sea Isle, City NJ 08243

Block & Lot No.: BLOCK 63.03 LOTS: 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01; and
BLOCK 64.03 LOTS: 25, 26, 27, 28, 29, 30, 428.02, 431.02

Zoning District: C-5

Dear Property Owner,

PLEASE TAKE NOTICE

I am the attorney for the above noted applicant concerning the above noted property. The property is used as a motel, bar and restaurant. The applicant filed an application for site plan approval with the Sea Isle City Planning Board for the above property. Applicant is seeking to: remodel the front area of the bar, build an addition to the bar and restaurant on the top floor, and replace a temporary roof with a permanent roof over an outdoor bar area. To accomplish this, the applicant is seeking the following variances and/or other relief from the Sea Isle City Code(s) and City Zoning Ordinance(s): Front yard setback City Code Section 26-56.5 (Ord. 1462 (2009)); Side yard setback City Code Section 26-56.6 (Ord. No. 1038 § 604.06; Ord. No. 1172 § I; Ord. No. 1462 (2009) § LI); Impervious coverage City Code Section 26-36 (Ord. No. 1383 § IV; Ord. No. 1397 (2006) § VI; Ord. No. 1462 (2009) § IV)); Signs in business and commercial districts City Code Section 26-28.3 (Ord. No. 1492 (2010) § VI); and all other variances and relief deemed necessary to approve the application and plans on file with the Sea Isle City Planning Board.

This notice is sent to you as an owner of property within 200 feet of the property referenced above. A public hearing has been scheduled before the Sea Isle City Planning Board for 7:00 p.m. on March 9, 2026 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. The Board cannot accept letters or petitions commenting on the application, unless you are present in person to testify about such documents.

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

Application for site plan approval and variance relief, engineering plans, and architectural plans.

This notice is sent to you by the applicant, as required by Sea Isle City Code and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-11 et seq.

Respectfully,



Richard C. Andrien



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 63.63 - Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27. 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

1-9-26


Joseph A. Berrodin, Jr., 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

Added by Applicant as entity to be notified:

Cape May County Planning Board
4 Moore Road
DN 309
Cape May Court House, NJ 08210

TO ALL APPLICANTS:

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

REV. 12/15.2014

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
61.03 16.01	6216 LANDIS AVE	4A	CURRENT OWNER 6216 LANDIS AVE SEA ISLE CITY, NJ	08243
61.03 16.02	6214 LANDIS AVE	1	CURRENT OWNER 6216 LANDIS AVE SEA ISLE CITY, NJ	08243
61.03 18 C-101	111 63RD ST UNIT 101	4A	CURRENT OWNER 111 63RD ST UNIT 101 SEA ISLE CITY, NJ	08243
61.03 18 C-102	111 63RD ST UNIT 102	4A	CURRENT OWNER 111 63RD ST UNIT 101 SEA ISLE CITY, NJ	08243
61.03 18 C-103	111 63RD ST UNIT 103	4A	CURRENT OWNER PO BOX 665 SEA ISLE CITY, NJ	08243
61.03 18 C-104	111 63RD ST UNIT 104	4A	CURRENT OWNER PO BOX 665 SEA ISLE CITY, NJ	08243
61.03 18 C-105	111 63RD ST UNIT 105	4A	CURRENT OWNER 111 63RD ST #105 SEA ISLE CITY, NJ	08243
61.03 18 C-201	111 63RD ST UNIT 201	2	CURRENT OWNER 503 CRESTWOOD LN DOWNTOWN, PA	19335
61.03 18 C-202	111 63RD ST UNIT 202	2	CURRENT OWNER 18 45TH ST WEST SEA ISLE CITY, NJ	08243
61.03 18 C-203	111 63RD ST UNIT 203	2	CURRENT OWNER 111 63RD ST UNIT C-203 SEA ISLE CITY, NJ	08243
61.03 18 C-204	111 63RD ST UNIT 204	2	CURRENT OWNER 104 STERLING DR EAST NORRITON, PA	19401
61.03 18 C-205	111 63RD ST UNIT 205	2	CURRENT OWNER 111 63RD ST #205 SEA ISLE CITY, NJ	08243
61.03 18 C-301	111 63RD ST UNIT 301	2	CURRENT OWNER 169 N TANGLEWOOD DR QUARRYVILLE, PA	17566

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
61.03 18 C-302	111 63RD ST UNIT 302	2	CURRENT OWNER 18 45TH ST WEST SEA ISLE CITY, NJ	08243
61.03 18 C-303	111 63RD ST UNIT 303	2	CURRENT OWNER 3 TULIP DR NEWTOWN, PA	18940
61.03 18 C-304	111 63RD ST UNIT 304	2	CURRENT OWNER 1103 HORSHAM RD NORTH WALES, PA	19454
61.03 18 C-305	111 63RD ST UNIT 305	2	CURRENT OWNER 112 CROSSPOINT DR WEST CHESTER, PA	19380
61.03 19	6212 LANDIS AVE	4A	CURRENT OWNER 6208 LANDIS AVE POB #167 SEA ISLE CITY, NJ	08243
61.03 20.01	- 6210 LANDIS AVE	4A	CURRENT OWNER 4601 LANDIS AVE STE 2 SEA ISLE CITY, NJ	08243
63.02 1 C-E	29 64TH ST EAST 18.03	2	CURRENT OWNER 61 COTTONWOOD DR HOLLAND, PA	18966
63.02 1 C-W	29 64TH ST WEST 18.03	2	CURRENT OWNER 107 PARKSIDE DR DUBLIN, PA	18917
63.02 2 C-E	25 64TH ST EAST	2	CURRENT OWNER 1652 BOXWOOD RD GARNET VALLEY, PA	19060
63.02 2 C-W	25 64TH ST WEST	2	CURRENT OWNER 2006 OLD ORCHARD RD NORRISTOWN, PA	19403
63.02 15.02 C-1	20 63RD ST 1ST FLR 16.01	2	CURRENT OWNER 973 HOLMES AVE VINELAND, NJ	08361
63.02 15.02 C-2	20 63RD ST 2ND FLR 16.01	2	CURRENT OWNER 973 HOLMES AVE VINELAND, NJ	08360
63.02 16.02 C-E	24 63RD ST EAST 17.01, 18.02	2	CURRENT OWNER 1250 GREENWOOD AVE A-811A JENKINTOWN, PA	19046

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
63.02	24 63RD ST WEST	2	CURRENT OWNER 2106 SUGAR MAPLE LN FURLONG, PA	18925
16.02	17.01, 18.02			
C-W				
63.02	26 63RD ST EAST	2	CURRENT OWNER 26 63RD ST EAST SEA ISLE CITY, NJ	08243
17.02	18.01			
C-E				
63.02	28 63RD ST WEST	2	CURRENT OWNER 2 CRESTVIEW DR OCEAN VIEW, NJ	08230
17.02	18.01			
C-W				
63.03	PENTAGON-KIX'S 10, 11, 12.01-15.01, 24.02, 25, 26, 27.01	4A	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
9.02				
63.03	6300 LANDIS AVE C-1	4A	CURRENT OWNER PO BOX 665 SEA ISLE CITY, NJ	08243
12.02	13.02-15.02, 27.02			
C-1	28-30			
63.03	6300 LANDIS AVE C-2	4A	CURRENT OWNER 4601 LANDIS AVE, C2 SEA ISLE CITY, NJ	08243
12.02	13.02-15.02, 27.02			
C-2	28-30			
63.03	6300 LANDIS AVE C-3	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
12.02	13.02-15.02, 27.02			
C-3	28-30			
63.03	6300 LANDIS AVE C-4	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
12.02	13.02-15.02, 27.02			
C-4	28-30			
63.03	6300 LANDIS AVE C-5	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
12.02	13.02-15.02, 27.02			
C-5	28-30			
63.03	6300 LANDIS AVE C-6	4A	CURRENT OWNER 15 HAWKS RIDGE LN CAPE MAY CT HOUSE, NJ	08210
12.02	13.02-15.02, 27.02			
C-6	28-30			
63.03	6300 LANDIS AVE C-7	4A	CURRENT OWNER 15 HAWKS RIDGE LN CAPE MAY CT HOUSE, NJ	08210
12.02	13.02-15.02, 27.02			
C-7	28-30			
63.03	6300 LANDIS AVE UNIT A	2	CURRENT OWNER 656 MAPLE GLEN CT AMBLER, PA	19002
12.02	13.02, 15.02, 27.02, 28-30			
C-A				
63.03	6300 LANDIS AVE UNIT B	2	CURRENT OWNER 217 CANFORD DR BROOMALL, PA	19008
12.02	13.02-15.02, 27.02			
C-B	28-30			

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
63.03 12.02 C-C	6300 LANDIS AVE UNIT C 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 353 HEMLOCK LN NAZARETH, PA	18064
63.03 12.02 C-D	6300 LANDIS AVE UNIT D 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 426 ADAMS AVE LANGHORNE, PA	19047
63.03 12.02 C-E	6300 LANDIS AVE UNIT E 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 206 N BROOK DR MILLTOWN, NJ	08850
63.03 12.02 C-F	6300 LANDIS AVE UNIT F 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 2627 ASPEN ST PHILADELPHIA, PA	19130
63.03 12.02 C-G	6300 LANDIS AVE UNIT G 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 6300 LANDIS AVE UNIT G SEA ISLE CITY, NJ	08243
63.03 12.02 C-H	6300 LANDIS AVE UNIT H 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 1780 WRIGHTSTOWN ROAD NEWTOWN, PA	18940
63.03 12.02 C-I	6300 LANDIS AVE UNIT I 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 106 DEBARAN LN BRYN MAWR, PA	19010
63.03 12.02 C-J	6300 LANDIS AVE UNIT J 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 132 HUNTERS RUN RD KING OF PRUSSIA, PA	19406
63.03 12.02 C-K	6300 LANDIS AVE UNIT K 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 2533 STONY CREEK RD LANSDALE, PA	19446
63.03 12.02 C-L	6300 LANDIS AVE UNIT L 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 124 ASPEN DRIVE CAPE MAY CT HSE, NJ	08210
63.03 12.02 C-M	6300 LANDIS AVE UNIT M 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 56 GRAVEL HILL RD HUNTINGTON VALLEY, PA	19006
63.03 12.02 C-N	6300 LANDIS AVE UNIT N 13.02-15.02, 27.02 28-30	2	CURRENT OWNER 34 RITTENHOUSE RD BROOMALL, PA	19008
63.03 45	6301 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63.03 46	6305 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 47	6309 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 48	6313 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 49	6317 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 50	6321 EMMEUS RD	2	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 51	6325 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 52	6329 EMMEUS RD	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
63.04 38 C-E	6302 EMMEUS RD EAST	2	CURRENT OWNER 180 GREYHORSE RD WILLOW GROVE, PA	19090
63.04 38 C-W	6302 EMMEUS RD WEST	2	CURRENT OWNER 6302 EMMEUS RD WEST SEA ISLE CITY, NJ	08243
63.04 39 C-N	6304 EMMEUS RD NORTH	2	CURRENT OWNER 7305 NORMANDY DRIVE MOUNT LAUREL, NJ	08054
63.04 39 C-S	6304 EMMEUS RD SOUTH	2	CURRENT OWNER 605 SEMINOLE AVE JENKINTOWN, PA	19046
63.04 40 C-N	6310 EMMEUS RD NORTH	2	CURRENT OWNER 471 S FEATHERING LN MEDIA, PA	19063
63.04 40 C-S	6310 EMMEUS RD SOUTH	2	CURRENT OWNER 303 W STATE ST #125 DOYLESTOWN, PA	18901

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
63.04 41 C-N	6312 EMMEUS RD NORTH	2	CURRENT OWNER 107 QUINTYNES DR WILMINGTON, DE	19807
63.04 41 C-S	6312 EMMEUS RD SOUTH	2	CURRENT OWNER 1209 WINTHROP CIR WEST CHESTER, PA	19380
63.04 42 C-N	6316 EMMEUS RD NORTH	2	CURRENT OWNER 608 HILLCREST CT MEDIA, PA	19063
63.04 42 C-S	6316 EMMEUS RD SOUTH	2	CURRENT OWNER 6316 EMMEUS RD SOUTH SEA ISLE CITY, NJ	08243
63.04 43 C-N	6322 EMMEUS RD NORTH CA303	2	CURRENT OWNER 25 LOCUST AVE SPRINGFIELD, PA	19064
63.04 43 C-S	6322 EMMEUS RD SOUTH	2	CURRENT OWNER 807 EVANSBURH RD COLLEGEVILLE PA	19426
63.04 44 C-N	6326 EMMEUS RD NORTH	2	CURRENT OWNER 6341 FULTON AVE BENSALEM, PA	19020
63.04 44 C-S	6326 EMMEUS RD SOUTH	2	CURRENT OWNER 423 SHUBROOK LN ASTON, PA	19014
64.02 19 C-E	24 64TH ST EAST	2	CURRENT OWNER 341 GLEN GARY DR HAVERTOWN, PA	19083
64.02 19 C-W	24 64TH ST WEST	2	CURRENT OWNER 113 STEINBRIGHT DR COLLEGEVILLE, PA	19426
64.02 20 C-N	6401 LANDIS AVE NORTH 21.01	2	CURRENT OWNER 16 CATAWBA AVE TURNERSVILLE, NJ	08012
64.02 20 C-S	6401 LANDIS AVE SOUTH 21.01	2	CURRENT OWNER 413 W AREBAR AVE HERSEY, PA	17033
64.02 21.02	6409 LANDIS AVE 1.01	2	CURRENT OWNER 265 SAXER AVE SPRINGFIELD, PA	19064

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 3 C-1	6413 CENTRAL AVE	2	CURRENT OWNER 22 HUNTERS RUN NEWTOWN SQUARE, PA	19073
64.03 3 C-2	6413 CENTRAL AVE	2	CURRENT OWNER 1512 MANLEY RD WEST CHESTER, PA	19382
64.03 3 C-3	6413 CENTRAL AVE	2	CURRENT OWNER 317 ABER DEEN WAY RIO GRANDE, NJ	08242
64.03 3 C-4	6413 CENTRAL AVE	2	CURRENT OWNER PO BOX 196 PENN PARK, PA	18943
64.03 -3 C-5	6413 CENTRAL AVE	2	CURRENT OWNER 48 NETHERWOOD DR SPRINGFIELD, PA	19064
64.03 3 C-6	6413 CENTRAL AVE	2	CURRENT OWNER 118 ASHLEY WAY PLYMOUTH MEETING, PA	19460
64.03 3 C-7	6413 CENTRAL AVE	2	CURRENT OWNER 32 POWDERHORN DR ROCKAWAY, NJ	07866
64.03 3 C-8	6413 CENTRAL AVE	2	CURRENT OWNER 45 W ELIZABETH LN RICHBORO, PA	18954
64.03 25	6410 LANDIS AVE-MOTEL 26,27,28,29,30, 428,02,431,02	4A	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
64.03 418 C-E	129 65TH ST EAST	2	CURRENT OWNER 118 ACORN DRIVE MT ROYAL, NJ	08061
64.03 418 C-W	129 65TH ST WEST	2	CURRENT OWNER 146 PEACEDALE RD LANDENBERG, PA	19350
64.03 420 C-E	125 65TH ST EAST	2	CURRENT OWNER 195 W WELLING AVE PENNINGTON, NJ	08534
64.03 420 C-W	125 65TH ST WEST	2	CURRENT OWNER 195 W WELLING AVE PENNINGTON, NJ	08534

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 422 C-E	121 65TH ST WEST	2	CURRENT OWNER 422 RAVENSCLIFF DR MEDIA, PA	19063
64.03 430 C-101	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 673 BAIR RD BERWYN, PA	19312
64.03 430 C-102	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER PO BOX 383 MEDIA, PA	19063
64.03 430 C-103	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 446 CREEKSIDE DRIVE DOWNINGTOWN, PA	19335
64.03 430 C-104	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 782 CHURCHILL LANE GARNET VALLEY, PA	19060
64.03 430 C-105	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 222 E LINFIELD RD ROYERSFORD, PA	19468
64.03 430 C-106	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 429 MT ALVERNO RD MEDIA, PA	19063
64.03 430 C-107	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 3-10 ASPEN WAY DOYLESTOWN, PA	18901
64.03 430 C-108	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 239 CLERMONT DR NEWTOWN SQUARE, PA	19073
64.03 430 C-109	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 75 WILLIAMS AVE NEWTOWN, PA	18940
64.03 430 C-110	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 6412 LANDIS AVE UNIT 110 SEA ISLE CTTY, NJ	08243
64.03 430 C-201	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 1318 JUNIPER ST POTTSTOWN, PA	19464

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 430 C-202	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 17 HARROWGATE DR CHERRY HILL, NJ	08003
64.03 430 C-203	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 2821 MAIN ST BETHLEHEM, PA	18017
64.03 430 C-204	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 818 S FAIRWAY RD GLENSIDE, PA	19038
64.03 430 C-205	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 1618 GROVE AVE JENKINTOWN, PA	19046
64.03 430 C-206	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 612 POPPY CIRCLE MECHANICSBURG, PA	17050
64.03 430 C-207	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 208 RUSH LN AMBLER, PA	19002
64.03 430 C-208	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 100 E BIDDLE ST WEST CHESTER, PA	19380
64.03 430 C-209	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 2000 CAMBRIDGE AVE #150 WYOMISSING, PA	19610
64.03 430 C-210	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 701 TERRACE RD WILLOW GROVE, PA	19090



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

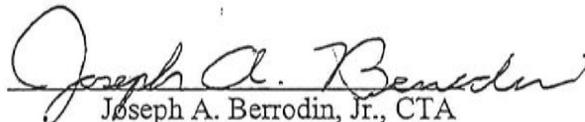
SEA ISLE CITY, NJ 08243

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 64⁰³ - Lot 25, 26, 27, 28, 29, 30, 428, 02, 430, 02, 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 1-9-26


Joseph A. Berrodin, Jr., 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 N.J.S.A. 40:55D-12.

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
63.02 1 C-E	29 64TH ST EAST 18.03	2	CURRENT OWNER 61 COTTONWOOD DR HOLLAND, PA	18966
63.02 1 C-W	29 64TH ST WEST 18.03	2	CURRENT OWNER 107 PARKSIDE DR DUBLIN, PA	18917
63.02 2 C-E	25 64TH ST EAST	2	CURRENT OWNER 1652 BOXWOOD RD GARNET VALLEY, PA	19060
63.02 2 C-W	25 64TH ST WEST	2	CURRENT OWNER 2006 OLD ORCHARD RD NORRISTOWN, PA	19403
63.02 16.02 C-E	24 63RD ST EAST 17.01,18.02	2	CURRENT OWNER 1250 GREENWOOD AVE A-811A JENKINTOWN, PA	19046
63.02 16.02 C-W	24 63RD ST WEST 17.01,18.02	2	CURRENT OWNER 2106 SUGAR MAPLE LN FURLONG, PA	18925
63.02 17.02 C-E	26 63RD ST EAST 18.01	2	CURRENT OWNER 26 63RD ST EAST SEA ISLE CITY, NJ	08243
63.02 17.02 C-W	28 63RD ST WEST 18.01	2	CURRENT OWNER 2 CRESTVIEW DR OCEAN VIEW, NJ	08230
63.03 9.02	PENTAGON-KIX'S 10,11,12,01-15,01, 24,02,25,26,27,01	4A	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 12.02 C-1	6300 LANDIS AVE C-1 13,02-15,02,27,02 28-30	4A	CURRENT OWNER PO BOX 665 SEA ISLE CITY, NJ	08243
63.03 12.02 C-2	6300 LANDIS AVE C-2 13,02-15,02,27,02 28-30	4A	CURRENT OWNER 4601 LANDIS AVE,C2 SEA ISLE CITY, NJ	08243
63.03 12.02 C-3	6300 LANDIS AVE C-3 13,02-15,02,27,02 28-30	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
63.03 12.02 C-4	6300 LANDIS AVE C-4 13,02-15,02,27,02 28-30	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63.03 12.02 C-5	6300 LANDIS AVE C-5 13.02-15.02,27.02 28-30	4A	CURRENT OWNER 4601 LANDIS AVE #2 SEA ISLE CITY, NJ	08243
63.03 12.02 C-6	6300 LANDIS AVE C-6 13.02-15.02,27.02 28-30	4A	CURRENT OWNER 15 HAWKS RIDGE LN CAPE MAY CT HOUSE, NJ	08210
63.03 12.02 C-7	6300 LANDIS AVE C-7 13.02-15.02,27.02 28-30	4A	CURRENT OWNER 15 HAWKS RIDGE LN CAPE MAY CT HOUSE, NJ	08210
63.03 12.02 C-A	6300 LANDIS AVE UNIT A 13.02,15.02,27.02, 28-30	2	CURRENT OWNER 656 MAPLE GLEN CT AMBLER, PA	19002
63.03 12.02 C-B	6300 LANDIS AVE UNIT B 13.02-15.02,27.02 28-30	2	CURRENT OWNER 217 CANFORD DR BROOMALL, PA	19008
63.03 12.02 C-C	6300 LANDIS AVE UNIT C 13.02-15.02,27.02 28-30	2	CURRENT OWNER 353 HEMLOCK LN NAZARETH, PA	18064
63.03 12.02 C-D	6300 LANDIS AVE UNIT D 13.02-15.02,27.02 28-30	2	CURRENT OWNER 426 ADAMS AVE LANGHORNE, PA	19047
63.03 12.02 C-E	6300 LANDIS AVE UNIT E 13.02-15.02,27.02 28-30	2	CURRENT OWNER 206 N BROOK DR MILLTOWN, NJ	08850
63.03 12.02 C-F	6300 LANDIS AVE UNIT F 13.02-15.02,27.02 28-30	2	CURRENT OWNER 2627 ASPEN ST PHILADELPHIA, PA	19130
63.03 12.02 C-G	6300 LANDIS AVE UNIT G 13.02-15.02,27.02 28-30	2	CURRENT OWNER 6300 LANDIS AVE UNIT G SEA ISLE CITY, NJ	08243
63.03 12.02 C-H	6300 LANDIS AVE UNIT H 13.02-15.02,27.02 28-30	2	CURRENT OWNER 1780 WRIGHTSTOWN ROAD NEWTOWN, PA	18940
63.03 12.02 C-I	6300 LANDIS AVE UNIT I 13.02-15.02,27.02 28-30	2	CURRENT OWNER 106 DEBARAN LN BRYN MAWR, PA	19010
63.03 12.02 C-J	6300 LANDIS AVE UNIT J 13.02-15.02,27.02 28-30	2	CURRENT OWNER 132 HUNTERS RUN RD KING OF PRUSSIA, PA	19406

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63.03 12.02 C-K	6300 LANDIS AVE UNIT K 13.02-15.02,27.02 28-30	2	CURRENT OWNER 2533 STONY CREEK RD LANSDALE, PA	19446
63.03 12.02 C-L	6300 LANDIS AVE UNIT L 13.02-15.02,27.02 28-30	2	CURRENT OWNER 124 ASPEN DRIVE CAPE MAY CT HSE, NJ	08210
63.03 12.02 C-M	6300 LANDIS AVE UNIT M 13.02-15.02,27.02 28-30	2	CURRENT OWNER 56 GRAVEL HILL RD HUNTINGTON VALLEY, PA	19006
63.03 12.02 C-N	6300 LANDIS AVE UNIT N 13.02-15.02,27.02 28-30	2	CURRENT OWNER 34 RITTENHOUSE RD BROOMALL, PA	19008
63.03 45	6301 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 46	6305 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 47	6309 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 48	6313 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 49	6317 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 50	6321 EMMEUS RD	2	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 51	6325 EMMEUS RD	1	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
63.03 52	6329 EMMEUS RD	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
63.04 40 C-N	6310 EMMEUS RD NORTH	2	CURRENT OWNER 471 S FEATHERING LN MEDIA, PA	19063

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
63.04 40 C-S	6310 EMMEUS RD SOUTH	2	CURRENT OWNER 303 W STATE ST #125 DOYLESTOWN, PA	18901
63.04 41 C-N	6312 EMMEUS RD NORTH	2	CURRENT OWNER 107 QUINTYNES DR WILMINGTON, DE	19807
63.04 41 C-S	6312 EMMEUS RD SOUTH	2	CURRENT OWNER 1209 WINTHROP CIR WEST CHESTER, PA	19380
63.04 42 C-N	6316 EMMEUS RD NORTH	2	CURRENT OWNER 608 HILLCREST CT MEDIA, PA	19063
63.04 42 C-S	6316 EMMEUS RD SOUTH	2	CURRENT OWNER 6316 EMMEUS RD SOUTH SEA ISLE CITY, NJ	08243
63.04 43 C-N	6322 EMMEUS RD NORTH CA303	-2	CURRENT OWNER 25 LOCUST AVE SPRINGFIELD, PA	19064
63.04 43 C-S	6322 EMMEUS RD SOUTH	2	CURRENT OWNER 807 EVANSBURH RD COLLEGEVILLE PA	19426
63.04 44 C-N	6326 EMMEUS RD NORTH	2	CURRENT OWNER 6341 PULTON AVE BENSALEM, PA	19020
63.04 44 C-S	6326 EMMEUS RD SOUTH	2	CURRENT OWNER 423 SHUBROOK LN ASTON, PA	19014
64.02 1.02	6413 LANDIS AVE	2	CURRENT OWNER 16 WYNDHAM RD VOORHEES, NJ	08043
64.02 2	25 65TH ST	2	CURRENT OWNER # 3 OXFORD CT MEDFORD, NJ	08055
64.02 3	21 65TH ST	2	CURRENT OWNER 21 65TH ST SEA ISLE CITY, NJ	08243
64.02 18 C-A	20 64TH ST 1ST FLR	2	CURRENT OWNER 1 EMERSON WAY EXTON, PA	19341

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
64.02 18 C-B	20 64TH ST 2ND FLR	2	CURRENT OWNER 208 SECOND AVE NEWTOWN SQUARE, PA	19023
64.02 19 C-E	24 64TH ST EAST	2	CURRENT OWNER 341 GLEN GARY DR HAVERTOWN, PA	19083
64.02 19 C-W	24 64TH ST WEST	2	CURRENT OWNER 113 STEINBRIGHT DR COLLEGEVILLE, PA	19426
64.02 20 C-N	6401 LANDIS AVE NORTH 21.01	2	CURRENT OWNER 16 CATAWBA AVE TURNERSVILLE, NJ	08012
64.02 20 C-S	6401 LANDIS AVE SOUTH 21.01	2	CURRENT OWNER 413 W AREBAR AVE HERSEY, PA	17033
64.02 21.02	6409 LANDIS AVE 1.01	2	CURRENT OWNER 265 SAXER AVE SPRINGFIELD, PA	19064
64.03 1 C-01	135 65TH ST	2	CURRENT OWNER 805 JULIAN DR WEST WARWICK, PA	18974
64.03 1 C-02	135 65TH ST	2	CURRENT OWNER 508 CRICKET AVE GLENSIDE, PA	19038
64.03 1 C-03	135 65TH ST	2	CURRENT OWNER 20 HOLLY HILL ROAD RICHBORO, PA	18954
64.03 1 C-04	135 65TH ST	2	CURRENT OWNER 348 WINDSOR AVE SOUTHAMPTON, PA	18966
64.03 1 C-05	135 65TH ST	2	CURRENT OWNER 24 HASTINGS AVE MEDFORD, NJ	08055
64.03 1 C-06	135 65TH ST	2	CURRENT OWNER 75 FINCHLEY CT SOUTHAMPTON, NJ	08827
64.03 1 C-07	135 65TH ST	2	CURRENT OWNER 915 LINDALE AVE DREXEL HILL, PA	19026

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 1	135 65TH ST	2	CURRENT OWNER 217 SHAWNEE RD ARDMORE, PA	19003
64.03 C-08	135 65TH ST	2	CURRENT OWNER 302 S CALDWELL CIR DOWNINGTON, PA	19335
64.03 1	135 65TH ST	2	CURRENT OWNER 60 HILLTOP DR CHURCHVILLE, PA	18966
64.03 C-10	135 65TH ST	2	CURRENT OWNER 115 PINE ST EMMAUS, PA	18049
64.03 1	135 65TH ST	2	CURRENT OWNER 607 WINSTON LN WEST CHESTER, PA	19382
64.03 C-12	135 65TH ST	2	CURRENT OWNER 9524B JAMES ST PHILA, PA	19114
64.03 1	135 65TH ST	2	CURRENT OWNER 124 OAK DR SELEERSVILLE, PA	18960
64.03 C-14	135 65TH ST	2	CURRENT OWNER 1320 SHERWOOD DR WEST CHESTER, PA	19380
64.03 1	135 65TH ST	2	CURRENT OWNER 10 STARLING COURT WEST DEPTFORD, NJ	08086
64.03 C-16	135 65TH ST	2	CURRENT OWNER 3935 KENNETH DR WALNUTPORT, PA	18088
64.03 1	135 65TH ST	2	CURRENT OWNER 6 WOODBRIDGE DR DOYLESTOWN, PA	18901
64.03 C-17	135 65TH ST	2	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243
64.03 1	129 65TH ST EAST	2	CURRENT OWNER 118 ACORN DRIVE MT ROYAL, NJ	08061
64.03 C-E	6410 LANDIS AVE-MOTEL 26,27,28,29,30, 428.02,431.02	4A	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 418 C-W	129 65TH ST WEST	2	CURRENT OWNER 146 PEACEDALE RD LANDENBERG, PA	19350
64.03 420 C-E	125 65TH ST EAST	2	CURRENT OWNER 195 W WELLING AVE PENNINGTON, NJ	08534
64.03 420 C-W	125 65TH ST WEST	2	CURRENT OWNER 195 W WELLING AVE PENNINGTON, NJ	08534
64.03 422 C-E	121 65TH ST EAST	2	CURRENT OWNER 2425 GRASSLWN AVE HAVERTOWN, PA	19083
64.03 422 C-W	121 65TH ST WEST	2	CURRENT OWNER 422 RAVENSCLIFF DR MEDIA, PA	19063
64.03 430 C-101	117 65TH ST 424,426,428.01, 431.01	-2	CURRENT OWNER 673 BAIR RD BERWYN, PA	19312
64.03 430 C-102	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER PO BOX 383 MEDIA, PA	19063
64.03 430 C-103	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 446 CREEKSIDE DRIVE DOWNINGTOWN, PA	19335
64.03 430 C-104	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 782 CHURCHILL LANE GARNET VALLEY, PA	19060
64.03 430 C-105	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 222 E LINFIELD RD ROYERSFORD, PA	19468
64.03 430 C-106	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 429 MT ALVERNO RD MEDIA, PA	19063
64.03 430 C-107	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 3-10 ASPEN WAY DOYLESTOWN, PA	18901
64.03 430 C-108	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 239 CLERMONT DR NEWTOWN SQUARE, PA	19073

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
64.03 430 C-109	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 75 WILLIAMS AVE NEWTOWN, PA	18940
64.03 430 C-110	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 6412 LANDIS AVE UNIT 110 SEA ISLE CITY, NJ	08243
64.03 430 C-201	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 1318 JUNIPER ST POTTSTOWN, PA	19464
64.03 430 C-202	117 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 17 HARROWGATE DR CHERRY HILL, NJ	08003
64.03 430 C-203	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 2821 MAIN ST BETHLEHEM, PA	18017
64.03 430 C-204	113 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 818 S FAIRWAY RD GLENSIDE, PA	19038
64.03 430 C-205	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 1618 GROVE AVE JENKINTOWN, PA	19046
64.03 430 C-206	109 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 617 POPPY CIRCLE MECHANICSBURG, PA	17050
64.03 430 C-207	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 208 RUSH LN AMBLER, PA	19002
64.03 430 C-208	105 65TH ST 424,426,428.01, 431.01	2	CURRENT OWNER 100 E BIDDLE ST WEST CHESTER, PA	19380
64.03 430 C-209	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 2000 CAMBRIDGE AVE #150 WYOMISSING, PA	19610
64.03 430 C-210	6412 LANDIS AVE 424,426,428.01, 431.01	2	CURRENT OWNER 701 TERRACE RD WILLOW GROVE, PA	19090
65.02 19.02 C-A	34 65TH ST 1ST FLR 20.01,21.04	2	CURRENT OWNER 178 GRACETOWN RD CAPE MAY CT SHE, NJ	08210

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
65.02 19.02 C-B	34 65TH ST 2ND FLR 20.01,21.04	2	CURRENT OWNER 178 GRACETOWN RD CAPE MAY CT HSE, NJ	08210
65.02 20.02 C-A	38 65TH ST EAST	2	CURRENT OWNER 1128 FIELDING DR WEST CHESTER, PA	19382
65.02 20.02 C-B	38 65TH ST WEST	2	CURRENT OWNER 37 PINE TREE DR BROOMALL, PA	19008
65.03 377 C-E	122 65TH ST EAST	2	CURRENT OWNER 144 NECK RD MADISON, CT	06443
65.03 377 C-W	122 65TH ST WEST	2	CURRENT OWNER 122 65TH ST SEA ISLE CITY, NJ	08243
65.03 379 C-E	118 65TH ST EAST	2	CURRENT OWNER 309 TINSMAN DR PERKASIE, PA	18944
65.03 379 C-W	118 65TH ST WEST	2	CURRENT OWNER 2091 BROOKSHIRE RD FURLONG, PA	18925
65.03 381 C-E	114 65TH ST EAST	2	CURRENT OWNER 118 ARCHBISHOP DR CONSHOHOCKEN, PA	19428
65.03 381 C-W	114 65TH ST WEST	2	CURRENT OWNER 27 REALTY DR KINNELON, NJ	07405
65.03 383 C-E	110 65TH ST EAST	2	CURRENT OWNER 504 CHRISLENA DRIVE WEST CHESTER, PA	19380
65.03 383 C-W	110 65TH ST WEST	2	CURRENT OWNER 107 CHINABERRY LANE COLLEGEVILLE, PA	19426
65.03 387 C-1	6500 LANDIS AVE UNIT 1	2	CURRENT OWNER 409 EATON WAY WEST CHESTER, PA	19382
65.03 387 C-2	6500 LANDIS AVE UNIT C-2	2	CURRENT OWNER 1017 BALFOUR CIR PHOENIXVILLE, PA	19460

SITE PLAN REVIEW

30 Attachment 1

CLD SIC, LLC
PB APPLICATION
6400 LANDIS AVE

City of Sea Isle City

EXHIBIT A

SITE PLAN CHECKLIST REQUIREMENTS
(Subsection 30-1.1)

[Ord. No. 1510 (2011) § 38; amended 11-14-2023 by Ord. No. 1707]

(No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted)

- 1. Completed application forms with all information provided. X
- 2. Site Plan with the following requirements: X
 - 1. Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan. X
 - 2. Indicate proposed use or uses of the land and buildings. X
 - 3. Site plans should be presented at a scale no smaller than 1" = 50', nor larger than 1" = 20'; size of sheets should not exceed 36 inches x 24 inches. X
 - 4. Scale and graphic scale. X
 - 5. North arrow in same direction on all sheets. X
 - 6. Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. X
 - 7. Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property. X
 - 8. Show existing and proposed buildings with dimensions; showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated. X

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| 9. Submit topographic map to delineate existing contours at two foot intervals, up to ten feet beyond property lines, as well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds, streams and drainage ditches, etc. | X
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| 10. Indicate the location of all existing and proposed structures, i.e., walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure. | X
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| 11. Indicate existing zones of the development site and of zones within 200 feet of the property. | X
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| 12. Show all existing schools and special district boundaries within 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself. | X
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| 13. Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown. | X
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| 14. Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use. | X
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| 15. Indicate locations of all utility structures and lines, existing and proposed stormwater drainage on site and off site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grade inverts and directions of flow. | X
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| 16. Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary. | X
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| 17. Show all proposed elements and public and community areas. | X
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| 18. Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines. | X
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SITE PLAN REVIEW

- 19. Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers, and wearing surface finishes and construction. X
- 20. Show location, arrangement and dimensions of truck loading and unloading platforms and docks. X
- 21. Indicate provisions for refuse and garbage disposal. Insure that such areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with view to sight, fire protection, sanitation and security. X
- 22. Show provisions for screening or storage of equipment, attached or separate from buildings. X
- 23. Indicate all existing or proposed exterior lighting (freestanding and/or building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display. X
- 24. Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and facade signs and time control for sign lighting. X
- 25. Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking. X
- 26. Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off site and along road, etc. Provision should be made for maintenance. X
- 27. Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should be considered. X
- 28. Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted. X

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- 29. A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented. X
- 30. Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect. X
- 31. Supply appropriate places for signature and date of approval of the Chairman and Secretary of the Board and its engineer. X
- 32. In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs. X
- 33. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans. X
- 34. Final lot grading plan. X
- 35. Show house numbers for each building lot on the final site plan plot only. X
- 36. A detailed written list of any additional permits required from the municipality, County, State or Federal agencies. X
- 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street. X
- 38. Show all requirements under the Americans with Disabilities Act of 1990 for parking and pedestrian and vehicular movement. X