

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

APPLICATION / APPEAL FORM

Date of Application / Appeal: _____

1. Location of premises that are the subject of this matter:

Street address: 201 89th Street
 Tax Block: 89.03 Lot(s): 38-40
 Zoning District in which premises are located: R-2

2. Name, address, phone nos. for Applicant(s):

[see Notes page]

Andrew Conrad, [REDACTED]

Designate a contact person:

Name: Andrew Conrad

Best method(s) to reach the contact person:

Telephone **Cell** Fax e-mail regular mail

[REDACTED]

3. Applicant is (check one): ☒ property owner ☐ contract purchaser If contract purchaser, you must attach a copy of the contract to the application.

4. ☐ Check here if the Applicant is a corporation or partnership.

[If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: Mark Stein (Attorney) and Joseph Maffei (Land Use Professional)

Address: 1109 South Main Street, Pleasantville, New Jersey 08232

Telephone: Mark Stein (609)-645-8866

Did an attorney or other land use professional assist you in the preparation of this application? Yes ☒ No ☐

6. **Type of application presented** (check all that apply):

- ☐ Appeal from decision of Zoning Official NJSA 40:55D-70a
- ☐ Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
- ☐ Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
- ☒ Flexible "c" variance NJSA 40:55D-70c(2)
- ☐ Use variance or "D" variance NJSA 40:55D-70d
 - ☐ (1) Use or principal structure not permitted in zoning district
 - ☐ (2) Expansion of non-conforming use
 - ☐ (3) Deviation from conditional use standard
 - ☐ (4) Increase in permitted floor area ratio
 - ☐ (5) Increase in permitted density
 - ☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed NJSA 40:55D-34
- ☐ Permit to build where lot does not abut street NJSA 40:55D-36
- ☐ Site plans NJSA 40:55D-76
 - ☐ Major site plan review
 - ☐ Preliminary site plan approval
 - ☐ Final site plan approval
 - ☐ Minor site plan review
 - ☐ Waiver of site plan
- ☐ Subdivision NJSA 40:55D-76
 - ☐ Minor subdivision
 - ☐ Major subdivision
 - ☐ Preliminary approval
 - ☐ Final approval

- ☐ Waivers from subdivision and/or site plan standards
- ☐ Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

- ☐ vacant lot
- ☐ developed with the following Principal Structure(s):
- ☐ single family dwelling ☐ 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: 2

How many are stacked parking? 0

Number and location of driveways: 1 on 89th Street

Elevation level.

Flood elevation of the property is: _____

Elevation at top of curb, street frontage is: _____

This property is ☐ is not ☐ on the FEMA list.

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

- single family dwelling ☐ restaurant

- ☒ two family dwelling ☐ store
☐ three family dwelling ☐ public building
☐ other multi-family dwelling ☐ office
☐ other (describe) _____

The property has been used in this manner since 1994 construction. Before that time, the property was used as unknown.

8. **Proposed structure or use.** Applicant wishes to (check all that apply): ☐
 change the **size, bulk or location** of existing structure.
☐ change the **use** of the property or existing structure.
☐ remove existing structures and build new structure.
☐ other:

Describe your proposed changes:

To construct a 6' high fence in the front yard of Landis Avenue.

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

26-26.4a

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.

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

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

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>Zoning District:</u> R-2				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>61.46'</u>	<u>50'</u>	<u>61.46'</u>	<u>No</u>
Lot Depth	<u>102.43</u>	<u>100</u>	<u>102.43</u>	<u>No</u>
Lot Area (s.f.)	<u>6,146</u>	<u>5,000</u>	<u>6,146</u>	<u>No</u>

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

Front Yard SB	<u>15.1'</u>	<u>15'</u>	<u>15.1'</u>	<u>No</u>
Side Yard SB #1	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>No</u>
Side Yard SB #2	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>No</u>
Total SYSB	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>No</u>
Rear Yard SB	<u>15.1'</u>	<u>20'</u>	<u>15.51'</u>	<u>Pre-Existing</u>
Building Height	<u><32'</u>	<u>32'</u>	<u><32'</u>	<u>No</u>

**ACCESSORY
STRUCTURES**

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

Side Yard SB #1	<u>N/A</u>
Side Yard SB #2	<u>N/A</u>
Rear Yard SB	<u>N/A</u>
Distance to other buildings	<u>N/A</u>
Building Height	<u>N/A</u>

VARIANCE

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>REQUIRED YES/NO</u>
<u>LOT COVERAGE</u>				
Principal building (%)	<u>31.6%</u>	<u>33%</u>	<u>31.6%</u>	<u>No</u>
Accessory building (%)	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>FLOOR AREA RATIO</u>				
Principal bldg	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Accessory bldg	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>PARKING</u>				
Location	<u> </u>	<u> </u>	<u> </u>	<u> </u>
No. spaces	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
on-site	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Driveway	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SIGNS</u>				
Dimensions	<u>N/A</u>	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	<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	<u> </u>	<u> </u>	<u> </u>	<u> </u>
(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.

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. 40:55D70d. "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.

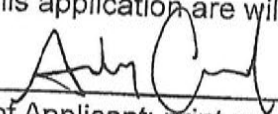
Name	Address	Phone	Fax
Joe Maffei	5 Cambridge Drive, Ocean View, NJ	(609) 390-0332	

VERIFICATION OF APPLICATION

I, Andrew Conrad, 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.

2/15/2025
(date)


(Signature of Applicant; print name beneath)

Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

ANSWERS TO QUESTION 14

The applicant, owner of the property, seeks a front yard setback variance relief to construct a 6-foot fence on an existing duplex in a duplex zone. The applicants decided to construct a fence for privacy as the front yard setback area is also their side yard setback. The existing building has an area where there is a shower, and the applicant would like to be able to use privately, as well as enjoy the use of the area for sitting outside without being exposed to the open street. The justification for the variance for the fence is found in the purposes of New Jersey Municipal Land Use Law stated in N.J.S.A. 50:50 5D-2. Specifically, the following purpose of zoning would be advanced by allowing the appellate to deviate from the required bulk standards:

- A. To encourage Municipal action to guide the appropriate use or development of all lands in the State in a manner which will promote public health, safety, morals, and general welfare. Here, the fence will promote general welfare by allowing the use of an outdoor shower and open space without fear of intrusion by the general public.
- C. To provide adequate light, air, and open space. The fence provides the applicants with more ability to enjoy the community by encouraging the applicant to spend more quality time outdoors with their families and neighbors.
- i. To promote a desirable visual environment. The proposed fence will be consistent with the fence that is on the opposite side yard of the property, and therefore aesthetically it will be consistent with the other fence, as well as being consistent with the types of fences in the surrounding neighborhood.

As a result of the foregoing, the variances can be appropriately granted under (c) (2) standard as several purposes of zoning will be met as enumerated above. The requested variances can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. These tests require the Board to engage in a balancing of the zoning benefits versus the zoning harms. There will be multiple zoning benefits achieved by approving this Application that are enumerated herein. These zoning benefits, including promoting general welfare, providing more light, air, and open space and creating a more aesthetically pleasing structure will have a positive effect on the zone plan, zoning ordinance and the neighbors. Therefore the negative criteria is satisfied.

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

State of Pennsylvania :

County of Chester :

ss.

Name of Appellant/Applicant: Andrew G. Conrad

Address of Subject Property: _____

Tax Block: _____ Lot(s): _____

_____, 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 _____ and dated _____ 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 3rd day of March, 2025

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Megan J. Suhoskey, Notary Public
Chester County
My commission expires June 12, 2027
Commission number 1156113
Member, Pennsylvania Association of Notaries

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

NAME of Appellant/Applicant: Andrew Conrad

Address of Subject Property: 201 89th Street

Tax Block: 89.03

Lot(s): 38

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	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
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		\$ 500	+	\$ 1500	= \$ 2000

** 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.)

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

Name of Appellant/Applicant: Andrew Conrad
Address of Subject Property: 201 89th St., Sea Isle city NJ
Tax Block: 89.03 Lot(s): 38-40

The above-named appellant or applicant hereby certifies as follows:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.


Signature of Owner/Appellant/Applicant
(all property owners - Andrew Conrad, Kimberly Conrad, Gary Conrad)

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

MARK H. STEIN, ESQUIRE

1109 South Main Street
Pleasantville, New Jersey 08232

Member NJ & FL Bar

Phone (609) 645-8866
Fax (609) 645-2616
E:mail-sjjsec@AOL.com

February 21, 2025

Genell Ferrilli, Planning & Zoning Board Secretary and Technical Assistant

Email: gferrilli@seaislecitynj.us

233 John F. Kennedy Blvd
Sea Isle City, NJ 08243

RE: Certification of paid taxes for 201 89th Street, Sea Isle City, New Jersey, 08243 (Andrew Conrad)

Dear Ms. Ferrilli,

Attached please find the certification of paid taxes from the Sea Isle City Tax Collector in regard to the above-referenced Zoning application.

Very truly yours,

Mark H. Stein, Esq.

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: 3/7/2025

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

BLOCK / LOT / QUAL: 39.03 / 10 / C-01
ACCT ID#: 1140-0
LOCATION: 3918 LANDIS AVENUE
OWNER OF RECORD: O'ROURKE PROPERTIES LLC

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

Comments: Property taxes are paid through the 1ST quarter of 2025. Water / Sewer taxes are paid through 4TH quarter of 2024.

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

3/7/2025

Date

PROOF OF SERVICE

STATE OF NEW JERSEY)

ss:

COUNTY OF CAPE MAY)

Mark H. Stein, Esquire, of full age, being duly sworn according to law, with offices at 1109 South Main Street in the City of Pleasantville, County of Atlantic, and State of New Jersey, disposes and says;

1. That I am the attorney for the applicant in a proceeding before the Planning/Zoning Board, Sea Isle City, New Jersey, being an application under the Sea Isle City Land Development Ordinance, and which relates to the premises at 201 89th Street, Sea Isle City, Cape May County, NJ, Block 89.03, Lot(s) 38-40.
2. That I gave notice of this proceeding to each and all of the owners of property affected by said application by certified mail on _____. A true copy of said notice is attached to this affidavit, together with the list of property owners upon whom same was served.

The Receipt for Certified Mail for each is attached to this affidavit.

Dated:

MARK H. STEIN, ESQUIRE
Attorney for Applicant, Andrew Conrad

NOTICE

TO: ALL PROPERTY OWNERS WITHIN 200 FEET OF
BLOCK 89.03, LOT(s) 38-40
201 89th STREET, SEA ISLE CITY, NEW JERSEY

PLEASE take notice that the undersigned will apply to the Zoning Board of Adjustment of the City of Sea Isle for a 'C' variance to construct a 6' high fence in the front yard of Landis Avenue, and any other variances the Board may deem proper to allow for the property known as 201 89th Street, Sea Isle City, Cape May County, NJ, also known as Block 89.03 and Lot(s) 38-40, which is within 200 feet of property owned by you. A public hearing has been scheduled for _____ at _____ AM/PM in the _____
_____ at which time you may appear in person and present any objections which you may have.

Dated:

MARK H. STEIN, ESQUIRE
Attorney for Applicant
1109 South Main Street
Pleasantville, NJ 08232
(609) 645-8866

Block Lot	Property Location		Property Class	Owner Address City, State		Zip Code
	Qual	Additional Lot				
89.02		131 89TH ST EAST	2	CURRENT OWNER		
12		13		727 CALEDONIA ST PHILADELPHIA, PA		19128
C-E						
89.02		131 89TH ST WEST	2	CURRENT OWNER		
12		13		2573 MUIRFIELD WAY LANSDALE, PA		19446
C-W						
89.03		89TH ST 2-8,11-15	15C	CURRENT OWNER		
1				233 JFK BLVD SEA ISLE CITY, NJ		08243
89.03		221 89TH ST NORTH	2	CURRENT OWNER		
16		17,18.01		1110 MAIN ST DARBY, PA		19023
C-N						
89.03		221 89TH ST SOUTH	2	CURRENT OWNER		
16		17,18.01		8200 GERMANTOWN AVE #3A PHILADELPHIA, PA		19118
C-S						
89.03		217 89TH ST EAST	2	CURRENT OWNER		
19		18.02,20,21.01		961 WOODCREST RD ABINGTON, PA		19001
C-E						
89.03		217 89TH ST WEST	2	CURRENT OWNER		
19		18.02,20,21.01		10 W SOUTHAMPTON AVE PHILADELPHIA, PA		19118
C-W						
89.03		213 89TH ST	2	CURRENT OWNER		
21.02		22		50 DIEMER DR MEDIA, PA		19063
89.03		211 89TH ST	2	CURRENT OWNER		
23		24,25		1005 LEXINGTON MEWS SWEDSBORO, NJ		08085
89.03		230 88TH ST	2	CURRENT OWNER		
26		27		1184 BRINCKMAN RD PENNNSBURG, PA		18073
89.03		228 88TH ST EAST	2	CURRENT OWNER		
28		29,30.01,30.02		404 GLEN MILLS PO BOX 41 THORNTON, PA		19373
C-E						
89.03		228 88TH ST WEST	2	CURRENT OWNER		
28		29,30.01,30.02		1003 EASTON RD APT C717 WILLOW GROVE, PA		19090
C-W						
89.03		224 88TH ST	2	CURRENT OWNER		
31.02		31.01		271 SAXONY DRIVE NEWTOWN, PA		18940

Block Lot Quel	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
88.03 7.02	217 88TH ST 8,9.01	2	CURRENT OWNER 5 PETER COOPER RD 2-H NEW YORK, NY	10010
88.03 9.02	213 88TH ST 10	2	CURRENT OWNER 702 CADMUS RD POTTSTOWN, PA	19465
88.03 11 C-A	209 88TH ST 1ST FLR 12	2	CURRENT OWNER 289 SWIFT RD LANGHORNE, PA	19047
88.03 11 C-B	209 88TH ST 2ND FLR 12	2	CURRENT OWNER 432 WHITE SWAN WAY LANGHORNE, PA	19047
88.03 18.01	207 88TH ST 19	2	CURRENT OWNER 4009 LANDIS AVE SEA ISLE CITY, NJ	08243
88.03 20	203 88TH ST 21,28,29	1	CURRENT OWNER 4009 LANDIS AVE SEA ISLE CITY, NJ	08243
89.02 1.01	8815 LANDIS AVE 2,01,3,01	2	CURRENT OWNER 8815 LANDIS AVE SEA ISLE CITY, NJ	08243
89.02 1.02 C-E	133 89TH ST EAST 2,02-6,02,11	2	CURRENT OWNER 203 HAWS LN FLOURTOWN, PA	19031
89.02 1.02 C-W	133 89TH ST WEST 2,02-6,02,11	2	CURRENT OWNER 104 COVE LN MEDIA, PA	19063
89.02 4.01	LANDIS AVE 5,01,6,01	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
89.02 7.01 C-E	144 88TH ST EAST 8,01,9,01,10,01	2	CURRENT OWNER 921 HEATHERWOOD DR E NORRITON, PA	19403
89.02 7.01 C-W	144 88TH ST WEST 8,01,9,01,10,01	2	CURRENT OWNER 530 EASY STREET PHILADELPHIA, PA	19111
89.02 7.02	140 88TH ST 8,02,9,02,10,02, 28,29,30,01	2	CURRENT OWNER 617 CENTRE ST HADDONFIELD, NJ	08033

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
89.03 32	218 88TH ST 33	2	CURRENT OWNER 2511 COUNTY HOUSE RD DEPTFORD, NJ	08096
89.03 34	214 88TH ST 35	1	CURRENT OWNER 6205 CENTRAL AVE SEA ISLE CITY, NJ	08243
89.03 36	210 88TH ST 37	2	CURRENT OWNER 245 OGDEN AVE SWARTHMORE, PA	19081
89.03 38 C-E	201 89TH STREET EAST 39,40	2	CURRENT OWNER 3540 GRAYBUM RD PASADENA, CA	91107
89.03 38 C-W	201 89TH STREET WEST 39,40	2	CURRENT OWNER 661 BAIR RD BERWYN, PA	19312
89.03 41	8810 LANDIS AVE 42	2	CURRENT OWNER 8810 LANDIS AVE SEA ISLE CITY, NJ	08243
89.03 43 C-A	8808 LANDIS AVE 1ST FLR 44.01	2	CURRENT OWNER 8808 LANDIS AVE #1 SEA ISLE CITY, NJ	08243
89.03 43 C-B	8808 LANDIS AVE 2ND FLR 44.01	2	CURRENT OWNER 3513 HORTON RD NEWTOWN SQUARE, PA	19073
89.03 44.02	8806 LANDIS AVE 45	2	CURRENT OWNER 190 CAMPMEETING RD WILLOW GROVE, PA	19090
89.03 46	8800 LANDIS AVE 47	1	CURRENT OWNER 6205 CENTRAL AVE SEA ISLE CITY, NJ	08243
90.02 1	8913 LANDIS AVE 2	2	CURRENT OWNER 452 REID WAY WEST CHESTER, PA	19382
90.02 3	8907 LANDIS AVE 4,5	2	CURRENT OWNER 8907 LANDIS AVE SEA ISLE CITY, NJ	08243
90.02 6 C-E	139 89TH ST EAST 7,25.01	2	CURRENT OWNER 395 MARGO LN BERWYN, PA	19312

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
90.02 6 C-W	8901 LANDIS WEST 7,25.01	2	CURRENT OWNER 2142 ASH LN LAFAYETTE HILL, PA	19444
90.02 25.02	134 89TH ST 26	2	CURRENT OWNER 43 EVANS DRIVE CRANBURY, NJ	08512
90.03 1	90TH ST 2-7,8-19,28-39	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
90.03 20	219 90TH ST 21,22	2	CURRENT OWNER 311 SUMNERTOWN PK #2E NORTH WALES, PA	19454
90.03 23 C-E	215 90TH ST EAST 24	2	CURRENT OWNER 5801 HUDSON RD BENSALEM, PA	19020
90.03 23 C-W	215 90TH ST WEST 24	2	CURRENT OWNER 309 N LEHIGH RD GLASSBORO, NJ	08028
90.03 25	211 90TH ST 26	2	CURRENT OWNER 211 90TH ST SEA ISLE CITY, NJ	08243
90.03 27	207 90TH ST 48.02,49.02,50.02, 51.02	2	CURRENT OWNER 115 CLEMENTS CR NORRISTOWN, PA	19403
90.03 40 C-E	218 89TH ST EAST 41,42,43,44	2	CURRENT OWNER 114 SYCAMOR DR LANGHORNE, PA	19053
90.03 40 C-W	218 89TH ST WEST 41,42,43,44	2	CURRENT OWNER 143 PREAMBLE DR MARTON, NJ	08053
90.03 45	214 89TH ST 46.01	2	CURRENT OWNER 2208 FROGGY BROOK LOOP THE VILLAGES, FL	32162
90.03 46.02	212 89TH ST 47	2	CURRENT OWNER 9 GARTON CT SEWELL, NJ	08080
90.03 48.01 C-1	201 90TH STREET 1ST FLR 49.01, 50.01, 51.01	2	CURRENT OWNER 225 CASPIAN LANE EAGLEVILLE, PA	19403

VARIANCE REPORT NO OWNER (200 Ff)

89.03, 38, 39 & 40

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
90.03 48.01 C-2	201 90TH STREET 2ND FLR 49.01, 50.01, 51.01	2	CURRENT OWNER 15 BRINDLE CT EAGLEVILLE, PA	19403
90.03 52 C-E	8900 LANDIS AVE EAST 53.54	2	CURRENT OWNER 8900 LANDIS AVE E SEA ISLE CITY, NJ	08243
90.03 52 C-W	8900 LANDIS AVE WEST 53.54	2	CURRENT OWNER 8900 LANDIS AVE WEST SEA ISLE CITY, NJ	08243

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

MARK H. STEIN, ESQUIRE

1109 South Main Street
Pleasantville, New Jersey 08232

Member NJ & FL Bar

Phone (609) 645-8866
Fax (609) 645-2616
E:mail-sjjsec@AOL.com

February 19, 2025

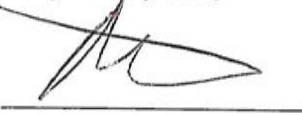
Sea Isle City Zoning Board
233 John F. Kennedy Blvd
Sea Isle City, NJ 08243

RE: Application of Andrew Conrad, 201 89th Street, Sea Isle City, New Jersey 08243

Dear Sir/Madam

Enclosed please find the application including the checklist and all documents included therein. Please advise me of the filing fees, escrow fees, etc., and I will have my client bring you a check.

Very truly yours,



Mark H. Stein, Esq.

