

Adopted \_\_\_\_\_, 2005

**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: 142 87<sup>th</sup> Street, Unit West  
 Tax Block: 88.02 Lot(s): 23 & 24  
 Zoning District in which premises are located: R-2

**2. Name, address, phone nos. for Applicant(s):** [see Notes page]

Sean M. Flatley & Gina M. Flatley  
 \_\_\_\_\_  
 \_\_\_\_\_  
Drexel Hill, PA 19026

**Designate a contact person:**

Name: Donald A. Wilkinson, Esq.  
 Best method(s) to reach the contact person:  
 Telephone 609-263-0077 Cell Fax e-mail regular mail

**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: Donald A. Wilkinson, Esq.  
 Address: 4210 Landis Avenue, Sea Isle City, NJ 08243  
 Telephone: 609-263-0077 Fax: \_\_\_\_\_

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
  - two family dwelling
  - triplex
  - other multi-unit residential structure [number of units: \_\_\_\_\_]
  - commercial building: \_\_\_\_\_
  - public building: \_\_\_\_\_
  - other: \_\_\_\_\_

The Principal Structure was originally built (date) 2017.

The most recent structural changes were made (date) N/A 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 s.f. and minimum lot area permitted in zoning district (substandard buildable).
- Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

- No on-site parking is available.
- Number of on-site parking spaces: 6-8 How many are stacked parking? \_\_\_\_\_
- Number and location of driveways: \_\_\_\_\_

Elevation level.

Flood elevation of the property is: conforming

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
- two family dwelling
- three family dwelling
- other multi-family dwelling
- Other (describe) \_\_\_\_\_
- restaurant
- store
- public building
- office

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

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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:

Construct in-ground pool in unit West rear yard.

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

26-27.7 (a) Distance of pool to main residence and any other relief deemed necessary.

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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.

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

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

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	R-2			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	56.50	50	56.50	No

Lot Depth	100	100	100	No
Lot Area (s.f.)	5650	5000	5650	No

**PRINCIPAL STRUCTURE** For the principal structure on the property, indicate the following: Note: "SB" = setback

Front Yard SB				No
Side yard SB #1				No
Side yard SB #2				No
Total SYSB				No
Rear Yard SB				No
Building Height				No

**ACCESSORY STRUCTURES** For all accessory structures on the property, indicate the following:

Front Yard SB	0		85	No
Side Yard SB #1	0		15	No
Side Yard SB #2	0	5	5.4	No
Rear Yard SB	0	5	5	No
Distance to other buildings	0	10	5	Yes
Building Height	0		0	No

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
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**LOT COVERAGE**

Principal building (%)				No
Accessory building (%)	0	10%	.028%	No

**FLOOR AREA RATIO**

Principal bldg				No
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Accessory bldg \_\_\_\_\_

**PARKING**

Location \_\_\_\_\_

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

Driveway \_\_\_\_\_

**SIGNS**

Dimensions \_\_\_\_\_

Number \_\_\_\_\_

Location \_\_\_\_\_

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

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

\_\_\_\_\_  
 Not to our knowledge.  
 \_\_\_\_\_

12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.

15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
Paul D. Kates	215 Shore Rd, Marmora, NJ	609-365-1747	info@ksecivil.com

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12,13. The property contains an existing duplex residential condominium. The applicants are the West unit owners and are proposing to install a 10'x16' in-ground pool in their limited common rear yard area. The pool will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is 100' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air or open space or fire safety which are the purpose of accessory set back requirements and as such the relief can be granted without substantial detriment to the public good or intent of the Zoning Ordinance.

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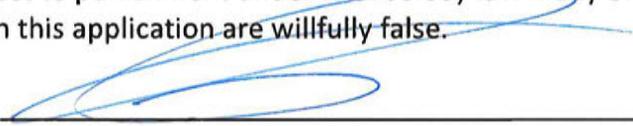
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**VERIFICATION OF APPLICATION**

I, DONALD A. WILKINSON, ESQ. 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.

  
\_\_\_\_\_  
(Signature of Applicant; print name beneath)  
DONALD A. WILKINSON, ESQ.

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

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

State of New Jersey :  
County of Essex : ss.  
Name of Appellant/Applicant: Sean M. & Gina M. Flatley  
Address of Subject Property: 142 87<sup>th</sup> Street, Unit West  
Tax Block: 88.02 Lot(s): 23 & 24

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Donald A. Wilkinson, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the attorney for 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 Paul D. Kates and dated November 20, 2025 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

  
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
this 30 day of January 2026.

  
Notary Public  
MAIGHDA-CAIT MOIRIN GLEESON  
A Notary Public of New Jersey  
My Commission Expires November 14, 2027

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

NAME of Appellant/Applicant: FLATLEYAddress of Subject Property: 142 87<sup>th</sup> St., WESTTax Block: 88.02Lot(s): 23 + 24

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
<b>VARIANCES</b>					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)	X	\$ 500.00	+	\$ 1,500.00	2,000
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
<b>PLANNING BOARD</b>					
Each informal review		\$ 100.00	+	\$ 1,500.00	
<b>SUBDIVISION</b>					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
<b>SITE PLANS</b>					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
<b>OTHER</b>					
**Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		\$ 500	+	\$ 1,500	=\$ 2,000

\*\* 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

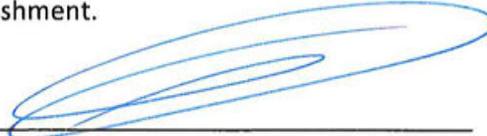
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Name of Appellant/Applicant: Sean M. Flatley and Gina M. Flatley

Address of Subject Property: 142 87<sup>th</sup> Street, Unit West

Tax Block: 88.02 Lot(s): 23 & 24  
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The above-named appellant or applicant hereby certifies as follows:

1. I am the attorney for 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  
DONALD A. WILKINSON, ESQ.

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

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: 1/20/26

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 88.02 / 23 & 24 / C-W  
ACCT ID#: 8350-0  
LOCATION: 142 87TH ST WEST  
OWNER OF RECORD: FLATLEY, SEAN MICHAEL & GINA MARIA

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

Comments: Property taxes are paid through the 4TH quarter of 2025. Water and sewer is paid through the 4TH quarter of 2025.

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

*Terence Graff*

\_\_\_\_\_  
CITY OF SEA ISLE CITY  
TAX COLLECTION DEPARTMENT

1/20/2026

Date

**Applicant's & Owners Name and Address:**

Sean M. Flatley & Gina M. Flatley

██████████  
Drexel Hill, PA 19026

**Subject Property-Street Address:**

142 87<sup>th</sup> Street, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 23 & 24 Block 88.02

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**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **2<sup>nd</sup> of March, 2026** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance set back relief from main residence for proposed in-ground pool in unit West rear yard.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

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

**DONALD A. WILKINSON, ESQUIRE**  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077

**Proposed Letter to 200' List**

**Applicant's & Owners Name and Address:**

Sean M. Flatley & Gina M. Flatley

████████████████████

Drexel Hill, PA 19026

**Subject Property-Street Address:**

142 87<sup>th</sup> Street, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 23 & 24 Block 88.02

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**Dear Property Owner:**

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**DONALD A. WILKINSON, ESQUIRE  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077**



# 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 88-02 - Lot 23+24, 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 9/8/2025 Joseph A. Berrodin  
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 NJSA 40:55D-12.

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
87.02 1 C-101	8609 LANDIS AVE UNIT 101 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	4A	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.02 1 C-102	8609 LANDIS AVE UNIT 102 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	4A	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.02 1 C-201	8609 LANDIS AVE #201 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 940 YELLOW SPRINGS RD MALVERN, PA	19355
87.02 1 C-202	8609 LANDIS AVE #202 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 1527 E WOODBANK WAY WEST CHESTER, PA	19380
87.02 1 C-203	8609 LANDIS AVE #203 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 114 HARTZELS LN CHALFONT, PA	18914
87.02 1 C-204	8609 LANDIS AVE UNIT 204 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 123 WESSEX CT READING, PA	19606
87.02 1 C-205	8609 LANDIS AVE #205 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.02 1 C-301	8609 LANDIS AVE #301 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 7800 B STENTON AVE #302 PHILADELPHIA, PA	19118
87.02 1 C-302	8609 LANDIS AVE #302 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 2481 N WHITTMORE ST FURLONG, PA	18925
87.02 1 C-303	8609 LANDIS AVE #303 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 107 STEWART RD PILEGROVE, NJ	08098
87.02 1 C-304	8609 LANDIS AVE #304 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 1818 DELANCEY ST PHILADELPHIA, PA	19103
87.02 1 C-305	8609 LANDIS AVE #305 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 127 W STREET RD #101 KENNETT SQUARE, PA	19348
87.02 1 C-306	8609 LANDIS AVE #306 2.01,2.02,3.01,3.02, 4.5.01,12.05,13.06,	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
87.02 6	131 87TH ST 7,5.02	2	CURRENT OWNER 82 LAKE MEADE DRIVE EAST BERLIN, PA	17316
87.02 8	129 87TH ST 9,27.01,28.01	2	CURRENT OWNER 1457 ORIENTAL AVE GLOUCESTER CITY, NJ	08030
87.02 10 C-A	127 87TH ST SOUTH 11.01	2	CURRENT OWNER 20 SEA ISLE DRIVE LITTLE EGG HARBOR, NJ	08087
87.02 10 C-B	127 87TH ST NORTH 11.01	2	CURRENT OWNER 23 SUNSET LAKE RD BRIDGETON, NJ	08302
87.02 12.01 C-3	8605 LANDIS AVE NO FRT 12.02,13.01,13.02, 14.01,14.02	2	CURRENT OWNER 150 SEBASTIAN LANE PLYMOUTH MEETING, PA	19462
87.02 12.01 C-4	8605 LANDIS AVE SO FRT 12.02,13.01,13.02, 14.01,14.02	2	CURRENT OWNER 308 GRAND AVE LANGHORNE, PA	19047
87.02 12.01 C-5	8605 LANDIS AVE NO REAR 12.02,13.01,13.02, 14.01,14.02	2	CURRENT OWNER 2026 FAWN LN COATESVILLE, PA	19320
87.02 12.01 C-6	8605 LANDIS AVE SO REAR 12.02,13.01,13.02, 14.01,14.02	2	CURRENT OWNER PO BOX 188 SEA ISLE CITY, NJ	08243
87.02 12.01 C-C	8605 LANDIS AVE 1ST FLR 12.02,13.01,13.02 14.01,14.02	4A	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
87.02 15.01 C-E	130 86TH ST EAST 26,27.02,28.03,50.02	2	CURRENT OWNER 130 86TH ST EAST SEA ISLE CITY, NJ	08243
87.02 15.01 C-W	130 86TH ST WEST 26,27.02,28.03,50.02	2	CURRENT OWNER 130 86TH SEA ISLE CITY, NJ	08243
87.02 15.02	134 86TH ST 16	2	CURRENT OWNER 456 BLACK WALNUT DR MOUNTAINTOP, PA	18707
87.03 10	215 87TH ST	2	CURRENT OWNER 1 SO BRANCH COURT MULLICA HILL, NJ	08062

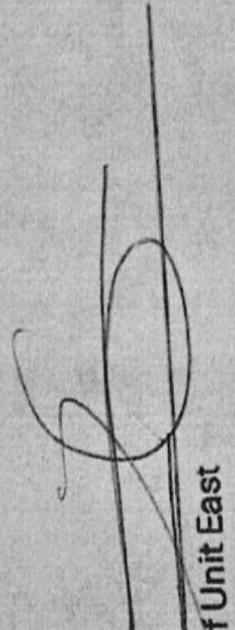
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
87.03 11 C-A	209 87TH ST 1ST FLR	2	CURRENT OWNER 24 E ABINGTON AVE PHILADELPHIA, PA	19118
87.03 11 C-B	209 87TH ST 2ND FLR	2	CURRENT OWNER 3061 JOLLY RD PLYMOUTH MEETING, PA	19462
87.03 12 C-1	8600 LANDIS AVE UNIT 1 13,22,23	4A	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-2	8600 LANDIS AVE UNIT 2 13,22,23	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-201	8600 LANDIS AVE UNIT 201 13,22,23	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-202	8600 LANDIS AVE UNIT 202 13,22,23	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-203	8600 LANDIS AVE UNIT 203 13,22,23	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-204	8600 LANDIS AVE UNIT 204 13,22,23	2	CURRENT OWNER 4009 LANDIS AVE UNIT 3 SEA ISLE CITY, NJ	08243
87.03 12 C-301	8600 LANDIS AVE UNIT 301 13,22,23	2	CURRENT OWNER 3835 GREEN RIDGE RD FURLONG, PA	18925
88.02 1	141 88TH ST 2,3,4,01	2	CURRENT OWNER 239 MADISON WARMINSTER, PA	18974
88.02 4.02 C-A	139 88TH ST SOUTH 5,6	2	CURRENT OWNER 13 ROLLING GLEN MOUNT LAUREL, NJ	08054
88.02 4.02 C-B	139 88TH ST NORTH 5,6	2	CURRENT OWNER 13 ROLLING GLEN CIR MOUNT LAUREL, NJ	08054
88.02 7 C-A	133 88TH ST 1ST FLR 8.01	2	CURRENT OWNER 220 PROSPECT RD HADDONFIELD, NJ	08033

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
88.02 7 C-B	133 88TH ST 2ND FLR 8.01	2	CURRENT OWNER 556 WESTMINSTER DR SWARTHMORE, PA	19081
88.02 8.02 C-A	131 88TH ST WEST 9,10	2	CURRENT OWNER 131 A 88TH ST SEA ISLE CITY, NJ	08243
88.02 8.02 C-B	131 88TH ST EAST 9,10	2	CURRENT OWNER 1125 BLAIR WAY PERKASIE, PA	18944
88.02 11	129 88TH ST 12,13	2	CURRENT OWNER 445 CLOVERLY LN HORSHAM, PA	19044
88.02 23 C-E	142 87TH ST EAST 24	2	CURRENT OWNER 230 WILLSHIRE BLVD SWEDESBORO, NJ	08085
88.02 23 C-W	142 87TH ST WEST 24	2	CURRENT OWNER 4410 DERMOND RD DREXEL HILL, PA	19026
88.02 26 C-E	138 87TH ST EAST 27,28.01	2	CURRENT OWNER 50 BRYCE WAY PHOENIXVILLE, PA	19460
88.02 26 C-W	138 87TH ST WEST 27,28.01	2	CURRENT OWNER 122 3 PONDS LANE MALVERN, PA	19355
88.02 28.02 C-E	134 87TH ST EAST 29,30,31.01	2	CURRENT OWNER 10700 ELLICOTT POND PHILADELPHIA, PA	19154
88.02 28.02 C-W	134 87TH ST WEST 29,30,31.01	2	CURRENT OWNER 8151 W HIGHWAY 98 PORT ST JOE, FLA	32456
88.02 31.02 C-A	130 87TH ST EAST 32,33	2	CURRENT OWNER 130 A 87TH ST SEA ISLE CITY, NJ	08243
88.02 31.02 C-B	130 87TH ST WEST 32,33	2	CURRENT OWNER 721 MILLWOOD RD PHILA, PA	19115
88.02 34	126 87TH ST 35.01	2	CURRENT OWNER 409 S STONE RIDGE DR LANSDALE, PA	19446

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
88.02 35.02 C-E	122 87TH ST EAST 36,37,38.01	2	CURRENT OWNER 3610 BYRON CT DOYLESTOWN, PA	18902
88.02 35.02 C-W	122 87TH ST WEST 36,37,38.01	2	CURRENT OWNER 764 NORTH STANWICK RD MOORESTOWN, NJ	08057
88.03 9.02	213 88TH ST 10	2	CURRENT OWNER 702 CADMUS RD POTTSTOWN, PA	19485
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 16.01 C-E	214 87TH ST EAST 15.02	2	CURRENT OWNER 14 CURLEY MILL RD CHALFONT, PA	18914
88.03 16.01 C-W	214 87TH ST WEST 15.02	2	CURRENT OWNER 214 87TH ST WEST SEA ISLE CITY, NJ	08243
88.03 17.01	210 87TH ST 16.02	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 18.01	207 88TH ST 19	2	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 20	203 88TH ST 21,28,29	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 27	206 87TH ST 18.02,17.02	4A	CURRENT OWNER 300 77TH ST 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

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
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
89.02 30.02 C-E	136 88TH ST EAST 31.01,31.02,32.01, 32.02	2	CURRENT OWNER 1601 GUNNING DR WILMINGTON, DE	19083
89.02 30.02 C-W	136 88TH ST WEST 31.01,31.02,32.01, 32.02	2	CURRENT OWNER 118 E SIDE DR REHOBOTH BEACH, DE	19971
89.03 46	8800 LANDIS AVE 47	1	CURRENT OWNER 6205 CENTRAL AVE SEA ISLE CITY, NJ	08243

I, Lawrence + Ann Zuccar, owner(s) of the property known as 142 87<sup>th</sup> Street, East, Sea Isle City, hereby acknowledge and consent to the application for development submitted by Sean M. Flatley and Gina M. Flatley for 142 87<sup>th</sup> Street, Unit West, to install an in-ground pool pursuant to the plans presented in the Zoning Board application.

  
Owner of Unit East

Ann Zuccar  
Owner of Unit East

**JOSEPHSON  
WILKINSON &  
GILMAN, P.A.  
ATTORNEYS AT LAW**

4210 LANDIS AVENUE  
SEA ISLE CITY, NJ 08243  
(609) 263-0077  
FAX: (609) 368-6033  
E-MAIL: donald.wilkinson@lawjwg.com

FLORENCE E. JOSEPHSON (1943-79)  
DONALD A. WILKINSON  
CORY J. GILMAN

February 2, 2026

Genell Ferrilli, Zoning Board Secretary  
City of Sea Isle City  
233 JFK Blvd  
Sea Isle City, New Jersey 08243

Re: Flatley, Sean & Gina  
142 87<sup>th</sup> Street  
Sea Isle City, New Jersey  
Our File No. L0082-25

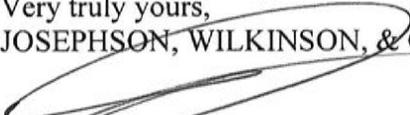
Dear Ms. Ferrilli:

This office represents Sean & Gina Flatley in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the March 2<sup>nd</sup> meeting.

Please advise if you require any further items.

Very truly yours,  
JOSEPHSON, WILKINSON, & GILMAN P.A.

  
DONALD A. WILKINSON

DAW/mmg  
Enclosures

<b>Sea Isle City Zoning Board of Adjustment</b>	Applicant's Last Name: Flatley
	Property Address: 142 87 <sup>th</sup> Street
	Date Submitted to ZB Secretary:

**Application Check List**

This Application Check List is provided to assist you in submitting a complete application package to the Zoning Board. A complete Application Package shall consist of:

1 copy of this Checklist (on top of Package), plus:

- Three self-addressed stamped envelopes.
- Check for Application Fees, made payable to "City of Sea Isle City"
- Check for Escrow Fees, made payable to "City of Sea Isle City"
- W-9 form, completed and signed by the Applicant (one copy, only)
- ZB-3 Application Fees and Escrow Fee Calculation Sheet
- ZB-4 Certification and Proof of Payment of Taxes

Plus, 18 sets of Applications, each set compiled of the following documents:

- ZB-1 SICZB current Application form, including signed and dated verification
- ZB-2 Survey, Plan, or Plat Affidavit
- ZB-5 Proposed form of Notice of Hearing
- ZB-7 Proposed letter to the "200 foot list"
- Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- Undersized lot cases only:* attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- Site plan approval and/or subdivision approval, also include:*  
 ZB-11 Applications Involving Subdivisions      *and/or*  
 ZB-12 Applications Involving Site Plans

**NOTE** that all Application Packages must be submitted to the Board Secretary in 18 complete sets. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubberband, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

**No later than ten (10) days before the hearing date, all documents on which the Application will be based must be on file with the Zoning Board Secretary.**

*Finally:* On or before the date of the hearing, the Affidavit of Service [ZB-6] and all certified mail receipts and Proof of Publication must be submitted to the Zoning Board Secretary.