

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: 133 43rd StreetTax Block: 42.03Lot(s): 4.03, 5.01

Zoning District in which premises are located: _____

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

[see Notes page]

Michael Gallagher & Linda GallagherDesignate a **contact person**:Name: Donald A. Wilkinson

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 AvenueSea Isle City, New Jersey 08243Telephone: 609-263-0077Fax: 609-263-6033

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):

<input type="checkbox"/>	Appeal from decision of Zoning Official	NJSA 40:55D-70a
<input type="checkbox"/>	Interpretation of Zoning Ordinance or Map	NJSA 40:55D-70b
<input checked="" type="checkbox"/>	Hardship variance, "c" or "bulk" variance	NJSA 40:55D-70c(1)
<input checked="" type="checkbox"/>	Flexible "c" variance	NJSA 40:55D-70c(2)
<input type="checkbox"/>	Use variance or "D" variance	NJSA 40:55D-70d
<input type="checkbox"/>	(1) Use or principal structure not permitted in zoning district	
<input type="checkbox"/>	(2) Expansion of non-conforming use	
<input type="checkbox"/>	(3) Deviation from conditional use standard	
<input type="checkbox"/>	(4) Increase in permitted floor area ratio	
<input type="checkbox"/>	(5) Increase in permitted density	
<input type="checkbox"/>	(6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%	
<input type="checkbox"/>	Permit to build in street bed	NJSA 40:55D-34
<input type="checkbox"/>	Permit to build where lot does not abut street	NJSA 40:55D-36
<input type="checkbox"/>	Site plans	NJSA 40:55D-76
<input type="checkbox"/>	Major site plan review	
<input type="checkbox"/>	Preliminary site plan approval	
<input type="checkbox"/>	Final site plan approval	
<input type="checkbox"/>	Minor site plan review	
<input type="checkbox"/>	Waiver of site plan	
<input type="checkbox"/>	Subdivision	NJSA 40:55D-76
<input type="checkbox"/>	Minor subdivision	
<input type="checkbox"/>	Major subdivision	
<input type="checkbox"/>	Preliminary approval	
<input type="checkbox"/>	Final approval	
<input type="checkbox"/>	Waivers from subdivision and/or site plan standards	
<input type="checkbox"/>	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) 1920 +/-.

The most recent structural changes were made (date) unknown 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: _____ 0 _____ How many are stacked parking? _____
 Number and location of driveways: _____

Elevation level.

Flood elevation of the property is: _____ 3.9' _____
 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 _____ 1920 +/- _____. 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:

Replace flood damaged existing single family residence with new single family residence.

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

See attached.

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".

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

Lot Depth	<u>1260</u>	<u>100</u>	<u>42</u>	Yes-existing
Lot Area (s.f.)	<u>1260</u>	<u>5000</u>	<u>1260</u>	Yes-existing

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

Front Yard SB	<u>11' 7"</u>	<u>15'</u>	<u>11.58</u>	Yes
Side yard SB #1	<u>1'2"</u>	<u>5'</u>	<u>3.08</u>	Yes
Side yard SB #2	<u>2'4"</u>	<u>5'</u>	<u>6.16</u>	Yes
Total SYSB	<u>3'2"</u>	<u>15"</u>	<u>6.16</u>	Yes
Rear Yard SB	<u>2'3"</u>	<u>20</u>	<u>3.08</u>	Yes
Building Height	<u>20' +/-</u>	<u>31' LDFE</u>	<u>25.03</u>	No

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>LOT COVERAGE</u>				
Principal building (%)	<u>55%</u>	<u>35%</u>	<u>51.6%</u>	Yes
Accessory building (%)	<u> </u>	<u> </u>	<u> </u>	<u> </u>

FLOOR AREA RATIO

Principal bldg	_____	.8	_____	.84	_____	Yes	_____
Accessory bldg	_____	_____	_____	_____	_____	_____	_____

PARKING

Location	_____	_____	_____	_____	_____	_____	_____
No. spaces on-site	0	2	0	_____	_____	Yes	_____
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.

Variance relief was given for this project per Resolution 2014-11-02 (attached)

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
Andrew Bechtold	599 Shore Road, Somers Pt, NJ	609-927-5050	

9. Variances-

- 1.) 26-20.2 Single family residence on lot less than 3500 sq ft.
- 2.) 26-46.4 Front yard setback
- 3.) 26-46.5 Side yard setback and total yard setback
- 4.) 26-46.6 Rear yard setback
- 5.) 26-46.9 Lot coverage
- 6.) 26-46.11 Parking
- 7.) 26-46.12 Landscaping
- 8.) 26-46.7 Existing lot size & dimensions
- 9.) Floor area ratio
- 10.) Any and all other variances deemed necessary

12, 13, 14. The property is a pre-existing undersized lot of 1260 sq ft. It contains a 90+ year old single family residence in very poor structural condition at a flood elevation of only 3.9 feet. The existing structure was substantially flood damaged by Hurricane Sandy as determined by the City Construction Department. As such, it must be brought into compliance with the City Flood Prevention Ordinance. The Applicant is proposing to construct a flood compliant structure essentially within the existing footprint. The extremely small size of the lot imposes a hardship upon the applicant as to all bulk requirements. The new structure will increase safety from fire and flood thereby advancing a purpose of the Zoning Ordinance and benefiting the City and neighborhood. As such, the relief can be granted without detriment to the public good or intent of the Zoning Ordinance.

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.

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 Cape May : ss.
Name of Appellant/Applicant: Michael Gallagher and Linda Gallagher
Address of Subject Property: 133 43rd Street
Tax Block: 42.03 Lot(s): 4.03 & 5.01

Donald A. Wilkinson, Esq., 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 Andrew Bechtold and dated August 26, 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
DONALD A. WILKINSON, ESQ.

Sworn and subscribed to before me
this 5 day of September, 2025.


Notary Public

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

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: GALLAGHERAddress of Subject Property: 133 43rd ST.Tax Block: 42.03Lot(s): 4.03 & 5.01

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

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

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
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	
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.)

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: 9/3/2025

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: **42.03 / 4.03**
ACCT ID#: **1477-0**
LOCATION: **133 43rd ST REAR**
OWNER OF RECORD: **GALLAGHER, MICHAEL J & LINDA**

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

Comments: **Property taxes are paid through the 3rd quarter of 2025. Water and sewer has been disconnected.**

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

9/3/2025

Date

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

Name of Appellant/Applicant: Michael Gallagher and Linda Gallagher

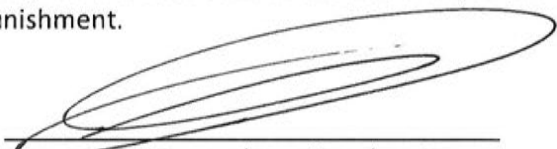
Address of Subject Property: 133 43rd Street

Tax Block: 42.03

Lot(s): 4.03 & 5.01

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. My clients understand that they 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.***

Applicant's & Owners Name and Address:

Michael Gallagher and Linda Gallagher



Subject Property-Street Address:

133 43rd Street, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 4.03 & 5.01 Block 42.03

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 **October 6, 2025** at the Sea Isle City Public Safety Building, 233 JFK Blvd, 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 to replace a flood damaged single family residence with a replacement single family residence on a pre-existing undersized, non-buildable, land-locked lot. In connection thereto applicant will request front, side and rear yard setback, parking, lot coverage, landscaping, undersized non-buildable lot and lot size variances.

The relief was previously granted by the Zoning Board pursuant to Resolution 2014-11-03 which has expired. The proposed structure is the same as approved in 2014 except a small increase in side yard setbacks and .08 decrease in front yard setback

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.

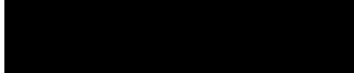
The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 4501 Park Road, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours, 9:00 AM to 4:00Pm.

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:

Michael Gallagher and Linda Gallagher


Subject Property-Street Address:

133 43rd Street, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 4.03 & 5.01 Block 42.03

Dear Property Owner:

NOTICE OF APPLICATION FOR DEVELOPMENT

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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, 4501 Park Road, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours, 9:00 AM to 4:00Pm.

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



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

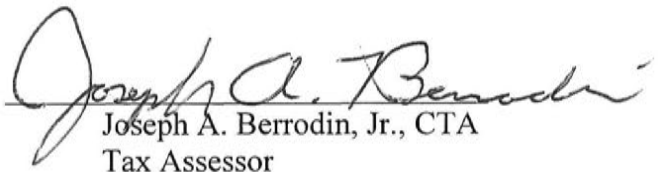
SEA ISLE CITY, NJ 08243

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 42.03 - Lot 4.03 & 5.01, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

Note: If this is an application for subdivision or site-plan approval, the applicant must notify the corporate secretary of all public utilities and the general manager of all cable television companies that own land or any facilities that possess a right-of-way or easement within two hundred (200) feet of the applicant's property.

Dated 08-01-25


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
41.03 1 C-101	147 42ND ST 2.01	2	CURRENT OWNER 50 PARK LN GLEN MILLS, PA	19342
41.03 1 C-102	147 42ND ST 2.01	2	CURRENT OWNER 98 MAPLE ST RUTHERFORD, NJ	07070
41.03 1 C-103	147 42ND ST 2.01	2	CURRENT OWNER 800 COOPER ST HADDON TWP, NJ	08108
41.03 1 C-104	147 42ND ST 2.01	2	CURRENT OWNER 366 NORTH CENTRAL BLVD BROOMAL, PA	19008
41.03 1 C-105	147 42ND ST 2.01	2	CURRENT OWNER 147 42ND ST UNIT 105 SEA ISLE CITY, NJ	08243
41.03 1 C-106	147 42ND ST 2.01	2	CURRENT OWNER 6 HESSIAN WAY CHERRY HILL, NJ	08003
41.03 1 C-107	147 42ND ST 2.01	2	CURRENT OWNER 4 BEECHWOOD LN YARDLEY, PA	19067
41.03 1 C-201	147 42ND ST 2.01	2	CURRENT OWNER 147 42ND STREET UNIT 201 SEA ISLE CITY, NJ	08243
41.03 1 C-202	147 42ND ST 2.01	2	CURRENT OWNER 147 42ND ST #202 SEA ISLE CITY, NJ	08243
41.03 1 C-203	147 42ND ST 2.01	2	CURRENT OWNER 222 BALLYMORE RD SPRINGFIELD, PA	19064
41.03 1 C-204	147 42ND ST 2.01	2	CURRENT OWNER 123 MONITOR PL BOX 634 UNIONVILLE, PA	19375
41.03 1 C-205	147 42ND ST 2.01	2	CURRENT OWNER 412 PALMERS LN WALLINGFORD, PA	19086
41.03 1 C-206	147 42ND ST 2.01	2	CURRENT OWNER 41 WAYFILED RD SPRINGFIELD, PA	19064

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
41.03 1 C-207	147 42ND ST 2.01	2	CURRENT OWNER 3641 HERON ST VINELAND, NJ	08360
41.03 1 C-301	147 42ND ST 2.01	2	CURRENT OWNER 3307 RAMBLER RD BENSALEM, PA	19020
41.03 1 C-302	147 42ND ST 2.01	2	CURRENT OWNER 3219 BELCHERRY LOOP THE VILLAGES, FL	32163
41.03 1 C-303	147 42ND ST 2.01	2	CURRENT OWNER 147 42ND ST UNIT 303 SEA ISLE CITY, NJ	08243
41.03 1 C-304	147 42ND ST 2.01	2	CURRENT OWNER 214 E 4TH AVE CONSHOHOCKEN, PA	19428
41.03 1 C-305	147 42ND ST 2.01	2	CURRENT OWNER 1227 MEADOWVIEW CIR LANSDALE, PA	19446
41.03 1 C-306	147 42ND ST 2.01	2	CURRENT OWNER 405 BUSE ST RIDLEY PARK, PA	19078
41.03 1 C-307	147 42ND ST 2.01	2	CURRENT OWNER 197 WYLPEN PLACE WEST CHESTER, PA	19380
41.03 2.02	141 42ND ST 3.01	2	CURRENT OWNER 1573 NORTH ROUTE 9 CAPE MAY CT HSE, NJ	08210
41.03 3.02	137 42ND ST	2	CURRENT OWNER 37 POPPY RD EGG HARBOR, NJ	08234
41.03 4 C-E	135 42ND ST EAST	2	CURRENT OWNER 232 RIVERWOODS DRIVE NEW HOPE, PA	18938
41.03 4 C-W	135 42ND ST WEST	2	CURRENT OWNER 8 LOCKHART DR GARNET VALLEY, PA	19060
41.03 5.01	128 WEST JERSEY AVE	2	CURRENT OWNER 128 WEST JERSEY AVE SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
41.03 5.02	131 42ND ST	2	CURRENT OWNER 2310 UPLAND ST CHESTER, PA	19013
41.03 6.01 C-124	124 W JERSEY AVE EAST 6.02	2	CURRENT OWNER 3234 SOUTH SYDENHAM ST PHILA, PA	19145
41.03 6.01 C-126	124 W JERSEY AVE WEST 6.02	2	CURRENT OWNER 205 SHAWNEE RD ARDMORE, PA	19003
41.03 7	122 WEST JERSEY AVE 8.01	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
42.03 1.01	147 43RD ST	2	CURRENT OWNER 147 43RD ST SEA ISLE CITY, NJ	08243
42.03 1.02	4209 CENTRAL AVE 13.01	2	CURRENT OWNER 235 NEW ST LYNDHURST, NJ	07071
42.03 2 C-E	143 43RD ST EAST	2	CURRENT OWNER 305 AUSTIN DR CLIFTON HEIGHTS, PA	19018
42.03 2 C-W	143 43RD ST WEST	2	CURRENT OWNER 143 43RD ST SEA ISLE CITY, NJ	08243
42.03 3 C-E	139 43RD ST EAST	2	CURRENT OWNER 19 TENDRING RD CHERRY HILL, NJ	08003
42.03 3 C-W	139 43RD ST WEST	2	CURRENT OWNER 3250 MASONS MILL RD HUNTINGDON VALLEY, PA	19006
42.03 4.01	135 43RD ST	2	CURRENT OWNER 202 RED TAIL CIR DOWNTOWN, PA	19335
42.03 4.02	133 43RD ST FRONT 5.03	2	CURRENT OWNER 133 43RD ST FRONT SEA ISLE CITY, NJ	08243
42.03 4.03	133 43RD ST REAR 5.01	1	CURRENT OWNER 130 LIBERTY DR BENSALEM, PA	19020

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.03 5.02	129 43RD ST	2	CURRENT OWNER 129 43RD ST SEA ISLE CITY, NJ	08243
42.03 6 C-E	127 43RD ST EAST	2	CURRENT OWNER 121 GALEWOOD RD TIMONUM, MD	21093
42.03 6 C-W	127 43RD ST WEST	2	CURRENT OWNER 2412 BURLWOOD RD TIMONUM, MD	21093
42.03 7 C-E	121 43RD ST EAST	2	CURRENT OWNER 610 UNRUH AVE PHILADELPHIA, PA	19111
42.03 7 C-W	121 43RD ST WEST	2	CURRENT OWNER 121 43RD ST, WEST UNIT SEA ISLE CITY, NJ	08243
42.03 8 C-A	115 43RD ST UNIT A	2	CURRENT OWNER 540 RED FOX LN WAYNE, PA	19087
42.03 8 C-B	115 43RD ST UNIT B	2	CURRENT OWNER 115 43RD ST, B SEA ISLE CITY, NJ	08243
42.03 8 C-C	115 43RD ST UNIT C	2	CURRENT OWNER 33 ROBERTA DR ASTON, PA	19014
42.03 9	113 43RD ST 21	4A	CURRENT OWNER PO BOX 2749 ADDISON, TX	75001
42.03 13.02	146 42ND ST	4A	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
42.03 14.01	142 42ND ST	2	CURRENT OWNER 142 42ND ST SEA ISLE CITY, NJ	08243
42.03 14.02 C-1	140 42ND ST 1ST FLR	2	CURRENT OWNER 166 S FOUNDERS CT WARRINGTON, PA	18976
42.03 14.02 C-2	140 42ND ST 2ND FLR	2	CURRENT OWNER 197 W AMOSLAND RD NORWOOD, PA	19074

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.03 15 C-E	138 42ND ST EAST	2	CURRENT OWNER 2390 N FEATHERING LN MEDIA, PA	19063
42.03 15 C-W	138 42ND ST WEST	2	CURRENT OWNER 138 42ND ST W SEA ISLE CITY, NJ	08243
42.03 16.01	134 42ND ST	2	CURRENT OWNER 134 42ND ST SEA ISLE CITY, NJ	08243
42.03 16.02	132 42ND ST	2	CURRENT OWNER 8636 FERNDALE ST PHILADELPHIA, PA	19115
42.03 17 C-E	128 42ND ST EAST	15F	CURRENT OWNER 128 42ND ST SEA ISLE CITY, NJ	08243
42.03 17 C-W	128 42ND ST WEST	2	CURRENT OWNER 128 42ND ST SEA ISLE CITY, NJ	08243
42.03 18.01	126 42ND ST	2	CURRENT OWNER 3441 CHIPPENDALE AVE PHILADELPHIA, PA	19136
42.03 18.02	124 42ND ST	2	CURRENT OWNER 38 BIRCHWOOD DR MARLTON, NJ	08053
42.03 19	122 42ND ST	2	CURRENT OWNER 122 42ND ST EAST SEA ISLE CITY, NJ	08243
42.03 20 C-E	116 42ND ST EAST	2	CURRENT OWNER 116 42ND STREET EAST SEA ISLE CITY, NJ	08243
42.03 20 C-W	116 42ND ST WEST	2	CURRENT OWNER 105 SIOUX RD NEW BRITAIN, PA	18901
43.03 13	146 43RD ST	2	CURRENT OWNER 146 43RD ST SEA ISLE CITY, NJ	08243
43.03 14 C-E	142 43RD ST EAST	2	CURRENT OWNER 142 43RD ST EAST SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
43.03 14 C-W	142 43RD ST WEST	2	CURRENT OWNER 16 MEADOWVIEW DR SEWELL, NJ	08080
43.03 15.01	138 43RD ST	2	CURRENT OWNER 325 RIVERVIEW AVE DREXEL HILL, PA	19026
43.03 15.02	136 43RD ST	2	CURRENT OWNER 325 RIVERVIEW AVE DREXEL HILL, PA	19026
43.03 16	134 43RD ST	2	CURRENT OWNER 134 43RD STREET SEA ISLE CITY, NJ	08243
43.03 17	130 43RD ST	2	CURRENT OWNER 472 RICK RD SOUTHAMPTON, PA	18966
43.03 18 C-E	126 43RD ST EAST	2	CURRENT OWNER 601 LILAC WAY MEDIA, PA	19063
43.03 18 C-W	126 43RD ST WEST	2	CURRENT OWNER 6391 DREXEL RD PHILADELPHIA, PA	19151
43.03 19 C-E	122 43RD ST EAST	2	CURRENT OWNER 404 LINDEN ST 2ND FLR JENKINTOWN, PA	19046
43.03 19 C-W	122 43RD ST WEST	2	CURRENT OWNER 30 BRIGHTON PL WOOLWICH TWP, NJ	08085
43.03 20	118 43RD ST 21	1SD	CURRENT OWNER 126 44TH ST SEA ISLE CITY, NJ	08243

**ZONING BOARD OF ADJUSTMENT
CITY OF SEA ISLE CITY**

RESOLUTION NO. 2014-11-02

WHEREAS, Michael and Linda Gallagher (the “Applicant”), has applied to the City of Sea Isle City Zoning Board of Adjustment (the “Zoning Board”) to build upon a lot which does not abut a street, buildable lot, building on a non-buildable lot and variance relief pursuant to N.J.S.A. 40:55D-70(c)(1) (hardship) and 40:55D-70(c)(2) (“flexible variance”) for required lot area, lot width, lot depth, lot frontage, building height, maximum building coverage, front yard setback, rear yard setback, side yard setback principal building, aggregate side yard setbacks, off-street parking and landscaping to permit the demolition of the existing structure and construct a new single family dwelling upon premises known and identified as 133 – 43rd Street, also known as Block 42.03, Lot(s) 4.03 and 5/01, (the “Property”) as such appears on the City of Sea Isle City (the “City”) Tax Map, which Property is situated in the R2 Two Family Zoning District. Specifically, the Applicant seeks variance relief from the following sections of the City Zoning Ordinance and Zone Plan.

<u>Section</u>	<u>Description</u>	<u>Required</u>	<u>Proposed</u>
N.J.S.A. 40:55D-35	Permit to build where lot does not abut street	N/A	N/A
26.20.1A 26-20.3	Buildable lot (pre-existing)	3,500 S/F	1,260 S/F 1,260 SF
26-20.3	Building on a non-buildable lot (pre-existing)	3,500 S/F	1,260 SF
26-46.7A	Lot area (pre-existing)	5,000 S/F	1,260 S/F

<u>Section</u>	<u>Description</u>	<u>Required</u>	<u>Proposed</u>
26-46.7b	Lot width and frontage (pre-existing)	50 FT	30 FT
26-46.7b	Lot depth (pre-existing)	100 FT	42 FT
26-46.4	Minimum front yard setback	15 FT	7.8 FT
26-46.5A	Minimum side yard setback	5 FT	2 FT
26-46.5A	Aggregate side yard setback	15 FT	4 FT
26-46.6	Minimum rear yard setback	20 FT	2 FT
26-46.9	Maximum building coverage	35%	50%
26-23.8	Off-street parking	2 Spaces	0 Spaces
26-25.4	Landscaping trees	2	0

WHEREAS, a hearing on this Application was held before the City's Zoning Board on November 3, 2014, at which time the Zoning Board heard the testimony of the witnesses and considered all of the evidence presented as to the Application; and

WHEREAS, the City's Zoning Board, after carefully considering the evidence presented by Applicant and all interested parties, has made the following factual findings:

1. All statements contained in the preamble are incorporated by this reference.
2. The Applicant has standing to bring this Application and the Board has jurisdiction to hear this matter.
3. The Applicant submitted the requisite number of applications and exhibits; submitted proof of payment of taxes; paid the required application and escrow fees; and provided proper notice to the public.
4. The Applicant was represented by Donald A. Wilkinson, Esquire and Carmen J. LaRosa, R.A., PP ("Mr. LaRosa") The following items were introduced as evidence:

A-1. Existing survey with photographs of existing conditions and proposed conditions on reverse side.

5. The Board accepts the exhibits produced by Applicant as factual.

6. The Applicant presented testimony from the following witnesses:

The Applicant testified he has owned the property for approximately fourteen (14) years; however, the single family dwelling was significantly damaged by Superstorm Sandy with over two (2) feet of water damage to the first floor. The Applicant stated he was told by the City's Construction Official the Property would have to be raised to comply with the FEMA maps before renovations could be made. Mr. LaRosa testified he prepared the Plan to elevate the structure to elevation 11 and gut the building; however, the structure was in deplorable condition and would have to be rebuilt. Mr. LaRosa opined it would be more efficient and practical to demolish the existing structure and rebuild. Mr. LaRosa further stated the Applicant is proposing to construct a new dwelling that will have a three (3) foot wide area around the perimeter of the building, which will result in an increase of all setbacks by two (2) feet. Mr. LaRosa also testified that the proposed construction would comply with current Building Codes, the City's Flood Prevention Ordinance, contain a fire suppression system and will advance public safety, as well as create a more desirable visual environment. Mr. LaRosa further opined the lot is an interior lot with no street frontage and which must utilize a four (4) foot wide easement solely for ingress and egress. Mr. LaRosa stated the Property is extremely unique and very unusual inasmuch as it lacks street frontage and parking, however, Mr. LaRosa stated relief can be granted without substantial detriment to the Zone Plan and Zoning Ordinance because the use is permitted, the proposed structure is consistent with the character and scheme of the neighborhood, and the Applicant is proposing to replace an outdated,

unsafe structure with a modern building that complies with current building codes and the City's Flood Prevention Ordinance.

7. The following person(s) spoke in favor of the Application.

Amy Dougherty, 1 Pleasantville Court, Medford, NJ 08055, currently owns two (2) homes on the same block, is the adjacent neighbor and in favor of the Application.

Bill Gallagher, 4440 Venician Road, Sea Isle City, NJ 08243, testified he supports the project.

8. The following person(s) spoke in opposition of the Application:

James Tracey ("Mr. Tracey"), 100 Dawn Drive, Linwood, NJ 08221, said he owns the property in front of the subject Property and owns the property they must cross over to gain access to their Property. Mr. Tracey testified he was disappointed the Applicant never came to him and informed him as to how they were going to proceed; however, the Applicant said in response, they would stay in contact with Mr. Tracey. Mr. Tracey also indicated that access to the rear Property is on the West side of the lot and not the right side, he is concerned with how the building is going to be built; however, he did say he supports the project.

Joan Caccia, 127 – 43rd Street, East Unit, Sea Isle City, NJ 08243, is concerned with trash, construction and parking.

WHEREAS, the Board has determined failure to grant the requested relief would result in exceptional and undue hardship upon the Applicant because of the unusual shape and physical features uniquely affecting this Property, inasmuch as it is an undersized size lot that has no street access; and

WHEREAS, the Board has determined that the purpose of the Municipal Land Use Law, pursuant to N.J.S.A. 40:55D-2(b) to secure safety from fire, flood, panic, and other natural and man-

made disasters; (c) to provide adequate light, air, and open space; and (i) to promote a desirable visual environment through creative development techniques and good civic design and arrangement would all be advanced by a deviation from the Zone Ordinance Requirements and the benefits of the deviation would substantially outweigh any detriment because the Applicant is proposing to construct a single family dwelling smaller than what was originally built and to create a three (3) foot wide perimeter around the dwelling, complying with current building codes and the City's Flood Prevention Ordinance, is consistent with the character and scheme of the neighborhood and results in a desirable visual environment; and

WHEREAS, the Zoning Board has determined the relief requested by Applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the City because the use is permitted, and the Applicant is proposing to raise an outdated dilapidated structure and replace it with a building that complies with current building codes, the City's Flood Prevention Ordinance and utilizes modern architectural designs and features.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Sea Isle City, New Jersey on this 3rd day of November, 2014, that the Application of Applicant to construct a single family dwelling as aforesaid is GRANTED final approval, subject to the following conditions:

1. Applicant shall submit a revised variance plan incorporating the comments of the Municipal Engineer dated October 30, 2014, which revised plan shall be further subject to the approval of the Municipal Engineer.

Applicant shall comply with all laws and ordinances as set forth on the plan as

made disasters; (c) to provide adequate light, air, and open space; and (i) to promote a desirable visual environment through creative development techniques and good civic design and arrangement would all be advanced by a deviation from the Zone Ordinance Requirements and the benefits of the deviation would substantially outweigh any detriment because the Applicant is proposing to construct a single family dwelling smaller than what was originally built and to create a three (3) foot wide perimeter around the dwelling, complying with current building codes and the City's Flood Prevention Ordinance, is consistent with the character and scheme of the neighborhood and results in a desirable visual environment; and

WHEREAS, the Zoning Board has determined the relief requested by Applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the City because the use is permitted, and the Applicant is proposing to raise an outdated dilapidated structure and replace it with a building that complies with current building codes, the City's Flood Prevention Ordinance and utilizes modern architectural designs and features.

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1. Applicant shall submit a revised variance plan incorporating the comments of the Municipal Engineer dated October 30, 2014, which revised plan shall be further subject to the approval of the Municipal Engineer.
2. Applicant shall comply with all terms and conditions as set forth on the plan as approved.

3. Applicant shall submit proof that Applicant has received all required local, state, county and federal approvals including, without limitation, Soil Conservation Service, Municipal and/or County Board of Health, County Planning Board and CAFRA, if applicable.

4. If applicable, the Applicant shall schedule a preconstruction meeting with the Municipal Engineer and provide in writing the responsible person in charge, list of subcontractors, tentative work schedule, and tentative completion date.

5. If applicable, the Applicant shall submit an engineer's cost estimate to the Municipal Engineer for review and approval.

6. If applicable, a performance bond and inspection fees must be posted with the City.

7. The Applicant's engineer must submit two (2) signed and sealed prints stamped "final construction plan" to the City of Sea Isle City's Zoning Office.

8. Applicant must install a fire suppression system within the single family dwelling

9. Provide proof of the ingress/egress easement in a form satisfactory to the Zoning Board Solicitor.

10. Provide a new Survey.

11. The Applicant must submit a plan of constructability to the Board Engineer and Construction Official.

12. The Applicant must provide notice of construction to the adjacent neighbor, James Tracey.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant and maintained by the Secretary of the City of Sea Isle City Zoning Board of Adjustment for their records.

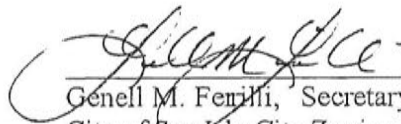
Application Heard on: November 3, 2014
 Applicant: GALLAGHER (Michael & Linda Gallagher)
 Property: 133 - 43rd Street / Block 42.03 , Lots 4.03 & 5.01

Memorializing Hearing Date: December 1, 2014
 Resolution: GRANTED - Resolution No. 2014 - 11 - 02

MEMBER NAME	POSITION	PRESENT	ABSENT	MOTION	SECOND	YEA	NAY	ABSTAIN
BRANGENBERG, Gerry		X						X
FEOLA, Lou		X				X		
McGINN, Bill		X			X			
MORRISSEY, Joe		X						X
PRIMAVERA, Tom			X					
ORGAN, Dan	Alt #1	X		X		X		
ELKO, Jackie	Alt #2	X				X		
URBACZEWSKI, Pat	Vice Chair		X					
PASCERI, Pat	Chairperson	X						

The foregoing Memorializing Resolution was passed by the City of Sea Isle Zoning Board of Adjustment on December 1, 2014 . It memorializes a decision the Board reached at a meeting held on November 3, 2014 .

Dated: January 6, 2015


 Genell M. Ferilli, Secretary
 City of Sea Isle City Zoning Board of Adjustment

REVIEW STANDARDS

- ☐ Hardship Variance - N.J.S.A. 40:55D-70 (c) (1). Board must find:

The *Strict application of the zoning ord.* would result in *exceptional practical difficulties* or
exceptional and undue hardship on the applicant caused by

(i) *exceptional shape of property (shallowness/narrowness)* or

(ii) *exceptional physical features* or

(iii) *extraordinary and exceptional situation uniquely affecting the property/structures*

- ☐ Broad C - N.J.S.A. 40:55D-70 (c) (2). Board must find:

The *purposes of the MLUL* are *advanced* by grant of variance and
benefits of deviation substantially outweigh detriment

- ☐ N.J.S.A. 40:55D-70(d) - Special Reasons. Board must find:

Sufficient special reasons, typically because either (i) the proposed project carries out a
purpose(s) of zoning; or (ii) the refusal to allow the project would impose an undue hardship.

☐ Conditional Use Variance:

- ☐ Negative Criteria: Board must find:

Relief can be granted *without substantial detriment to the public good* and *without*
substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance

SCHOOLHOUSE OFFICE PARK, 211 SOUTH MAIN STREET, SUITE 104, CAPE MAY COURT HOUSE, NEW JERSEY 08210

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E-MAIL: donald.wilkinson@lawjwg.com

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

September 5, 2025

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

Re: Michael and Linda Gallagher
133 43rd Street
Sea Isle City, New Jersey
Our File No. L0067-25

Dear Ms. Ferrilli:

This office represents Michael and Linda Gallagher in reference to the above noted property.

I enclose sets of application. We request that the matter be scheduled for the October 6, 2025 meeting.

Please advise if you require any further items.

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



DONALD A. WILKINSON

DAW/mmg
Enclosures