

# 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: 28 89th Street

Tax Block: 90.01

Lot(s): 20 & 21

Zoning District in which premises are located: \_\_\_\_\_

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

[see Notes page]

JCM Development, LLC

**Designate a contact person:**

Name: Jason McAnulty, Managing Member

Best method(s) to reach the contact person:

Telephone Cell Fax e-mail regular mail

3. Applicant is (check one): ☐ property owner ☒ contract purchaser Attached  
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. Attached  
[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: Cory J. Gilman, Esquire

Address: 2699 Dune Drive, Avalon, NJ 08202

cory.gilman@lawjwg.com

Telephone: 609-368-4086

Fax: 609-368-4096

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) 1962.

The most recent structural changes were made (date) None 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: two (2) undersized spaces  
How many are stacked parking? \_\_\_\_\_  
Number and location of driveways: 1 centered

Elevation level.

Flood elevation of the property is: 8.72' +/-  
Elevation at top of curb, street frontage is: 8.72'  
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 1962.  
Before that time, the property was used as N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Remove existing single family residence and build a new single family residence with pool and garage on the lot.

---

---

---

---

---

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 Narrative

---

---

---

---

---

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.

N/A

---

---

---

---

---

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>	<u>R-2</u>			
<u><b>LOT AREA/DIMENSIONS:</b></u>				
Lot Frontage	<u>40'</u>	<u>50'</u>	<u>40'</u>	<u>YES</u>
Lot Depth	<u>74'</u>	<u>100'</u>	<u>74'</u>	<u>YES</u>
Lot Area (s.f.)	<u>2,960 SF</u>	<u>5,000 SF</u>	<u>2,960 SF</u>	<u>YES</u>

**PRINCIPAL  
STRUCTURE**

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

Note: "SB" =

Front Yard SB	14.7'	15'	15'	NO
Side yard SB #1	6.3'	5'	7.5'	NO
Side yard SB #2	5.6'	5'	7.5'	NO
Total SYSB	11.9'	15'	15'	NO
Rear Yard SB	5.1'	15'	15'	NO
Building Height	17' +/-	31'	31'	NO

**ACCESSORY  
STRUCTURES**

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

N/A

Front Yard SB				
Side Yard SB #1				
Side Yard SB #2				
Rear Yard SB				
Distance to other buildings				
Building Height				

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
--	--------------------------------	----------------------------------	-----------------	---

**LOT COVERAGE**

Principal building (%)	<u>38%</u>	<u>35%</u>	<u>&lt;35%</u>	<u>NO</u>
------------------------	------------	------------	----------------	-----------

Accessory building (%)	<u>N/A</u>	<u></u>	<u></u>	<u>NO</u>
------------------------	------------	---------	---------	-----------

**FLOOR AREA RATIO**

Principal bldg	<u></u>	<u>.8</u>	<u>.78</u>	<u>NO</u>
----------------	---------	-----------	------------	-----------

Accessory bldg	<u>N/A</u>	<u></u>	<u></u>	<u>NO</u>
----------------	------------	---------	---------	-----------

**PARKING**

Location	<u>FRONT</u>	<u>FRONT</u>	<u>FRONT</u>	<u>NO</u>
----------	--------------	--------------	--------------	-----------

No. spaces on-site	<u>0</u>	<u>3</u>	<u>4</u>	<u>NO</u>
--------------------	----------	----------	----------	-----------

Driveway	<u>1</u>	<u>1</u>	<u>1</u>	<u>NO</u>
----------	----------	----------	----------	-----------

**SIGNS**

N/A

Dimensions	<u></u>	<u></u>	<u></u>	<u></u>
------------	---------	---------	---------	---------

Number	<u></u>	<u></u>	<u></u>	<u></u>
--------	---------	---------	---------	---------

Location	<u></u>	<u></u>	<u></u>	<u></u>
----------	---------	---------	---------	---------

Type (Freestanding or Building Mounted)	<u></u>	<u></u>	<u></u>	<u></u>
--	---------	---------	---------	---------

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

No

<u></u>
<u></u>
<u></u>

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.

N/A

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
Cory J. Gilman, Esquire	2699 Dune Drive, Avalon, NJ 08202	609-368-4086	609-368-4096
Paul Kates (Kates Schneider Engineering LLC)	215 South Shore Road, Marmora, NJ 08223	609-365-1747	



## SEA ISLE CITY ZONING/PLANNING BOARD NARRATIVE

Applicant seeks to remove the currently non-conforming single family 1962 flat roofed home and to construct a new, fully compliant single family home with pool, on the lot.

Variance relief is required for same, as follows:

Section 26-46.7.a. for lot area where 5,000sf is required and 2,960 sf is pre-existing.

Section 26-46.7.b. for lot width where 50' is required and 40' is pre-existing.

Section 26-46.7.b. for lot frontage where 50' is required and 40' is pre-existing.

Section 26-46.7.b for lot depth where 100' is required and 74' is pre-existing.

#12 Variance relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and ordinance because there will be no detrimental effect on surrounding properties or the neighborhood as the new home will be compliant in all respects, including setbacks, FAR, height and lot coverage, but for the pre-existing undersized lot issue, which is similar to numerous lots in the neighborhood. Regardless of the type of development, variance relief is required for any form of improvement built on the undersized lot. In addition, the new construction will bring the property in line with current code requirements and the character of the neighborhood and will remove existing non-conformities of the older home, as well as providing 4 legal sized parking spaces where the existing property only contains two non-compliant parking spots.

#13. Variance relief can also be granted because the subject property is severely affected and restricted by its pre-existing minimal size. These restrictions do not permit any development on the property without a variance as the lot area, lot width, lot frontage and lot depth requirements cannot be met because there are no available undeveloped properties adjacent to same. As a result, these physical and exceptional features create an undue hardship on the applicant and the property and therefore variance approval may be granted per NJSA 40:55-70c(1).

#14. Variance relief can also be granted because the benefits as stated above outweigh any detriments of the plan. In fact, those benefits enumerated above promote public health and safety by bringing the older non-compliant home into code compliance for among other things, electric plumbing, fire codes, flood elevation and by removing pre-existing non-conformities for front yard setback, total side yard setbacks and rear yard setback. Where the property currently contains no legal sized parking spots, the new plan provides for 4 valid sized spaces. In addition, the plan will also be within the character of the neighborhood and will provide for a more desirable visual environment. As a result, variance approval may be granted per NJSA 40:55-70c(2).

## **STOCKHOLDERS DISCLOSURE LIST**

**JCM Development, LLC**

<b>Jason McAnulty</b>	<b>100%</b>
-----------------------	-------------

**VERIFICATION OF APPLICATION**

I, JCM Development, LLC - Jason McAnulty, Managing Member, 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.

4/8/25  
(date)

(Signature of Applicant; print name beneath)

JCM Development, LLC - Jason McAnulty, Managing Member

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: JCM Development, LLC  
Address of Subject Property: 28 89th Street  
Tax Block: 90.01 Lot(s): 20 & 21

-----  
JCM Development, LLC - Jason McNulty, Managing Member  
\_\_\_\_\_, 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 Paul Kates  
Kates Schneider Engineering LLC and dated 4/1/2025 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  
JCM Development, LLC - Jason McNulty, Managing Member

Sworn and subscribed to before me  
this 9th day of April, 2025

\_\_\_\_\_  
Notary Public

**KELLY JEFFERSON  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 26, 2027**

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

State of New Jersey :  
County of Cape May : ss.  
Name of Appellant/Applicant: JCM Development, LLC  
Address of Subject Property: 28 89th Street  
Tax Block: 90.01 Lot(s): 20 & 21

JCM Development, LLC - Jason McNulty, Managing Member  
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 John Halbruner  
The Hyland Group and dated 5/22/25 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]  
Signature of Owner/Appellant/Applicant  
JCM Development, LLC - Jason McNulty, Managing Member

Sworn and subscribed to before me  
this 9<sup>th</sup> day of April, 2025

[Signature]  
Notary Public

KELLY JEFFERSON  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 26, 2027



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

NAME of Appellant/Applicant: JCM Development, LLC

Address of Subject Property: 28 89th Street

Tax Block: 90.01

Lot(s): 20 & 21

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)		\$ 500.00	+	\$ 1,500.00	\$2,000.00
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	
<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>		\$ 500.00	+	\$1,500.00	= \$2,000.00

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

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

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

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

-----

Name of Appellant/Applicant: JCM Development, LLC

Address of Subject Property: 28 89th Street

Tax Block: 90.01 Lot(s): 20 & 21

-----

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  
JCM Development, LLC - Jason McNulty, Managing Member

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

# SEA ISLE CITY ZONING BOARD OF ADJUSTMENT CERTIFICATION OF SERVICE

Applicant's Name: JCM Development, LLC  
 Applicant's Address: [REDACTED]

Subject Property: 28 89th Street  
 Tax Block 90.01 Tax Lot(s): 20 & 21

I/We Cory J. Gilman, Esquire, Attorney for Applicant, of full age, being duly sworn according to law, on his/her oath, certifies as follows:

- (1) that I / we reside or conduct business at 2699 Dune Drive, Avalon, NJ 08202
- (2) that I / we am / are the appellant, applicant or applicant's attorney in this matter [*circle the title that pertains to you*];
- (3) that on \_\_\_\_\_, being at least ten (10) days prior to the hearing date on the application, I/we gave notice to all property owners within 200 feet of the subject property and all other persons whose names appeared on the certified list obtained from the Sea Isle City Tax Assessor and as listed on the Sea Isle City Zoning Board of Adjustment Application Instructions (where applicable);
- (4) that notice was given either by personal service of a notice on the property owner or by sending the notice by Certified Mail, Return Receipt Requested, as noted on the attached list of persons to be served. Certified mail receipts showing the mailing of notice to the interested persons are attached; all return receipts received from served persons are attached hereto and/or shall be forwarded to the Zoning Board Administrator prior to the hearing;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in \_\_\_\_\_, the official newspaper of the municipality, on \_\_\_\_\_. Attached hereto and made part hereof is a Proof of Publication received from the official newspaper.
- (7) that also attached hereto and made a part hereof is the certified list of all property owners and other parties to whom notice was required to be sent, showing the names and addresses of the persons served and the lot and block numbers of each person's property as same appear on the Sea Isle City Tax Assessment List.
- (8) I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

Date: \_\_\_\_\_

\_\_\_\_\_  
 Appellant/Applicant/Attorney for Applicants

Cory J. Gilman, Esquire, Attorney for Applicant



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

2699 DUNE DRIVE  
AVALON, NJ 08202  
(609) 368-4086  
FAX: (609) 368-4096  
E-MAIL: cory.gilman@lawjwg.com

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

April 30, 2025

Re: **Sea Isle City Zoning Board of Adjustments**  
Notice of Hearing on Variance Plan Application of JCM Development, LLC  
Property: 28 89th Street, Block 90.01, Lot(s) 20 & 21, Sea Isle City, NJ

Dear Property Owner:

**PLEASE TAKE NOTICE**

This office represents the owners of the above noted property. We have filed an application with the Sea Isle City Zoning/Planning Board for variance approval from certain provisions of the Sea Isle City Zoning Ordinance. The property is currently non-conforming single family 1962 with a flat roofed home. The applicant is seeking to demolish same to construct a single family residence with a pool and a garage on the lot. In order to accomplish this, the applicant requires a variance from the following Sea Isle City Zoning Ordinance Sections:

Section 26-46.7.a. for lot area where 5,000sf is required and 2,960 sf is pre-existing.

Section 26-46.7.b. for lot width where 50' is required and 40' is pre-existing.

Section 26-46.7.b. for lot frontage where 50' is required and 40' is pre-existing.

Section 26-46.7.b for lot depth where 100' is required and 74' is pre-existing.

Applicant requests any and all other variances, approvals, waivers and further relief as may be deemed necessary by the Board.

This notice is being sent to you as an owner of property within 200 feet of this property. A public hearing has been scheduled before the Sea Isle City Planning Board for 7:00 p.m. on Monday, \_\_\_\_\_, 2025, in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Boulevard, Sea Isle City, NJ. If you wish to make any comment on the application, when the case is called you may appear either in person or by agent or attorney and present any comments or objections which you may have regarding the relief requested in the application. The Board cannot accept letters or petitions commenting on the application, unless you are present in person to give testify about such documents.

The following maps and documents submitted with this application are on file in the with the Zoning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services – 2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ, and are available for your inspection during normal business hours:  
Variance Plan prepared by Paul Kates, Kates Schneider Engineering, dated 4/1/2025

This notice is sent to you by the applicant, as required by the Sea Isle City Zoning Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

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

  
CORY J. GILMAN

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
NOTICE OF APPLICATION FOR DEVELOPMENT**

Applicant's Name & Address: JCM Development, LLC  
[REDACTED]  
Owner's Name & Address: [REDACTED]  
Subject Property, Street Address: 28 89<sup>th</sup> Street  
Subject Property, Block & Lot No.: Block 90.01 & Lots 20, 21  
Zoning District

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board of Adjustment on Monday, \_\_\_\_\_, 20\_\_ at 7:00 p.m., at the Public Safety Building, John F. Kennedy Boulevard at Park Road, Sea Isle City, NJ to consider an Application for Development regarding the above described property. The property is/will be developed with a newly constructed single family home. Applicant seeks variance relief to do the following: remove the existing single family home and construct a new home with a pool on the lot.

In order to do this, the Applicant is seeking the following variances from the Sea Isle City Zoning Ordinance:

Section 26-46.7.a. for lot area where 5,000sf is required and 2,960 sf is pre-existing.  
Section 26-46.7.b. for lot width where 50' is required and 40' is pre-existing.  
Section 26-46.7.b. for lot frontage where 50' is required and 40' is pre-existing.  
Section 26-46.7.b for lot depth where 100' is required and 74' is pre-existing.  
Applicant requests any and all other variances, waivers and/or approvals deemed necessary by the Board.

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Secretary, Zoning Board of Adjustment, located at City Hall, 4416 Landis Avenue, Sea Isle City, NJ.

If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Zoning Board cannot accept petitions or letters, and must rely on live testimony.

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

JCM Development, LLC  
P.O. Box 305, Dennisville, NJ 08214  
609-368-4086  
Name of Applicant or Attorney  
Address, Telephone Number



# 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 90-01 - Lot 20+31, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

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

Dated

4/23/2025 Joseph A. Berrodin  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
89.01 1.01	8819 PLEASURE AVE 2.01,3.01	2	CURRENT OWNER 510 CORY LN ASTON, PA		19014
89.01 1.02	15 89TH ST 2.02,3.02	2	CURRENT OWNER 17 WATERMAN AVE PHILADELPHIA, PA		19118
89.01 4	8813 PLEASURE AVE 5.02	2	CURRENT OWNER 1265 CENTER RD HAVERTOWN, PA		19083
89.01 5.01	8809 PLEASURE AVE 6	2	CURRENT OWNER 1706 RICKERT RD PERKASIE, PA		18944
89.01 7 C-A	8803 PLEASURE AVE NORTH 8	2	CURRENT OWNER 130 N STONE RIDGE DR LANSDALE, PA		19446
89.01 7 C-B	8803 PLEASURE AVE SOUTH 8	2	CURRENT OWNER 8803 PLEASURE AVE #S SEA ISLE CITY, NJ		08243
89.01 11	11 89TH ST 12.01,12.02,13.01, 13.02	2	CURRENT OWNER 804 COTTONWOOD DR MALVERN, PA		19355
89.01 14	7 89TH ST 15-18,22-35	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
89.01 19	20 88TH ST 20,21	2	CURRENT OWNER 20 88TH ST SEA ISLE CITY, NJ		08243
89.02 46.01	8816 PLEASURE AVE 47.01	2	CURRENT OWNER 1010 ANNA RD WEST CHESTER, PA		19380
89.02 48	8812 PLEASURE AVE 49	2	CURRENT OWNER 949 WEST END AVE #7F NEW YORK, NY		10025
89.02 50	8808 PLEASURE AVE 51.01	2	CURRENT OWNER 22 WATERS EDGE DR DELRAN, NJ		08075
89.02 52.01	8804 PLEASURE AVE 53.01	2	CURRENT OWNER 2559 CRESTLINE DR LANSDALE, PA		19446

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
90.01 1 C-E	8911 PLEASURE AVE EAST 2	2	CURRENT OWNER 19 LLANGOLLEN LA NEWTOWN SQUARE, PA		19073
90.01 1 C-W	8911 PLEASURE AVE WEST 2	2	CURRENT OWNER 19 CROMWELL DR MORRISTOWN, NJ		07960
90.01 3	8909 PLEASURE AVE 4	2	CURRENT OWNER 8909 PLEASURE AVE SEA ISLE CITY, NJ		08243
90.01 5	8901 PLEASURE AVE 6,7	2	CURRENT OWNER 1119 HOLLOW RD COLLEGEVILLE, PA		19426
90.01 8 C-A	27 90TH ST 2ND FLR 9.01,9.02	2	CURRENT OWNER 734 IRIS LANE MEDIA, PA		19063
90.01 8 C-B	27 90TH ST 1ST FLR 9.01,9.02	2	CURRENT OWNER 25 HEATHER WY NEWTOWN SQUARE, PA		19073
90.01 10	19-25 90TH ST 11,12	2	CURRENT OWNER 1353 REVELATION RD MEADOWBROOK, PA		19046
90.01 13	BEACH OPEN SPACE 14-19,24-38	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
90.01 20	28 89TH ST 21	2	CURRENT OWNER 933 BECKER DR VINELAND, NJ		08360
90.01 22	24 89TH ST 23	2	CURRENT OWNER 16 MOUNT AIRE FARM RD OLEN MILLS, PA		19342
90.02 41 C-E	8910 PLEASURE AVE EAST 42,43	2	CURRENT OWNER 9 WOODSVIEW DR GARNET VALLEY, PA		19060
90.02 41 C-W	8910 PLEASURE AVE WEST 42,43	2	CURRENT OWNER 50 BISCAVNE BLVD APT 4902 MIAMI, FL		33132
90.02 44	8908 PLEASURE AVE 45	2	CURRENT OWNER 2350 CLEARVIEW LN ASTON, PA		19014

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
90.02 46	8904 PLEASURE AVE 47	2	CURRENT OWNER 185 MORAVIAN CHURCH RD WOOLWICH, NJ	08085
91.01 4	9001 PLEASURE AVE 5,6,7,21,22,23	2	CURRENT OWNER 9001 PLEASURE AVE SEA ISLE CITY, NJ	08243
91.01 8	BEACH OPEN SPACE 9-20,24-40	15C	CURRENT OWNER 233 JFK BLVD 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.



## Sea Isle City Zoning Board of Adjustment

Applicant's Last Name:

Property Address:

Date Submitted to ZB Secretary:

MAY - 7 2025

SEA ISLE CITY  
ZONING BOARD

### Application Check List

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

One (1) copy of this Checklist (on top of Package), **plus one (1) each of the following items:**

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

**Plus, twenty (20) sets of Application, with each set compiled of the following documents:**

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☒ ZB-5 Notice of Application for Development
- ☒ ZB-6 Certification of Service
- ☒ 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.
- N/A ☐ *Undersized lot cases only:* Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- N/A ☐ *Site plan approval and/or subdivision approval,* also include: ZB-11 Applications Involving Subdivisions and/or ZB-12 Applications Involving Site Plans

**NOTE** that all Application Packages must be submitted to the Board Clerk in 20 complete sets to include 1 original and 19 copies. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

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

**Finally:** **TEN (10) DAYS PRIOR** to the date of the hearing, the Affidavit of Service [ZB-6], and all certified mail receipts, and Proof of Publication must be submitted to the Zoning Board Clerk.



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

2699 DUNE DRIVE  
AVALON, NJ 08202  
(609) 368-4086  
FAX: (609) 368-4096  
E-MAIL: cory.gilman@lawjwg.com

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

May 1, 2025

VIA HAND DELIVERY

Genell Ferrilli  
City of Sea Isle City  
Planning Board  
233 John F. Kennedy Boulevard  
Sea Isle City, NJ 08243

Re: Variance Application: 28 89<sup>th</sup> Street, Lot 20 & 21, Block 90.01, Sea Isle City  
Our File No. **LA0109-25**

Dear Ms. Ferrilli:

Enclosed please find one original and nineteen (19) copies of a Variance Plan Application with accompanying plans, two checks made payable to the City of Sea Isle City for application and escrow fees, a proof of taxes form, copy of deed, copy of contract, stockholders' percentage form and a W-9, as required.

Please advise our office in writing of the completeness of the application and the date this application will be heard by the Board.

Thank you for your assistance on this matter and if you have any questions or concerns, please advise.

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



CORY J. GILMAN

CC: Jason McAnulty via email  
Paul Kates via email

