

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: 1104 Landis Avenue or 1102 LANDIS AVENUE, REARTax Block: 11.02 Lot(s): 1.05, 30Zoning District in which premises are located: R-2**2. Name, address, phone nos. for Applicant(s):** [see Notes page]Knell Gleeson, LLC[REDACTED][REDACTED]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 AvenueSea Isle CityTelephone: 609-263-0077Fax:         

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):

- |  |   |
|--|---|
| <input type="checkbox"/> single family dwelling  | <input type="checkbox"/> commercial building: _____ |
| <input type="checkbox"/> two family dwelling   | <input type="checkbox"/> public building: _____     |
| <input type="checkbox"/> triplex   | <input type="checkbox"/> other: _____               |
| <input type="checkbox"/> other multi-unit residential structure [number of units: _____] |   |

The Principal Structure was originally built (date) N/A.

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: N/A

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

Elevation level.

Flood elevation of the property is: \_\_\_\_\_  
 Elevation at top of curb, street frontage is: \_\_\_\_\_  
 This property ☒ 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) Vacant

The property has been used in this manner since N/A. 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: Build new residence

Describe your proposed changes: **See plans for two unit residence**

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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:

Rear yard if determined necessary.  
Septic field setback if determined necessary.  
Garage elevation.

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".

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

Lot Depth	<u>14,321</u>	<u>100</u>	<u>250</u>	<u>No</u>
Lot Area (s.f.)	<u>14,321</u>	<u>5000</u>	<u></u>	<u>No</u>

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

Front Yard SB	<u>15</u>	<u>15.01</u>	<u>No</u>
Side yard SB #1	<u>5</u>	<u>7.58</u>	<u>No</u>
Side yard SB #2	<u>5</u>	<u>7.58</u>	<u>No</u>
Total SYSB	<u>15</u>	<u>15.16</u>	<u>No</u>
Rear Yard SB	<u>20</u>	<u>15.9</u>	<u>Yes</u>
Building Height	<u>32</u>	<u>32</u>	<u>No</u>

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<b><u>LOT COVERAGE</u></b>				
Principal building (%)	<u></u>	<u>35%</u>	<u>14.5%</u>	<u>No</u>
Accessory building (%)	<u></u>	<u></u>	<u></u>	<u></u>
<b><u>FLOOR AREA RATIO</u></b>				
Principal bldg	<u></u>	<u>85%</u>	<u>35.14%</u>	<u>No</u>

Accessory bldg	_____	_____	_____	_____
	_____	_____	_____	_____

**PARKING**

Location	_____	_____	_____	_____
No. spaces on-site	_____	6	8	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.  


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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, RA	599 Shore Rd, Somers Pt, NJ	609-927-5050	

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**12, 13, 14.** The property is a vacant irregular 14,321 sq ft. parcel. Due to the irregular nature of the lot configuration, the applicant is unable to meet the rear yard setback requirement in all areas. Applicant also can not meet septic field setback requirements as may be deemed necessary and will be 1 ft. under the garage elevation. These variances will be de minimus as a practical effect at this particular location and as such, the requested relief may be granted without any substantial impairment of the intent of the Zoning Ordinance or public good.

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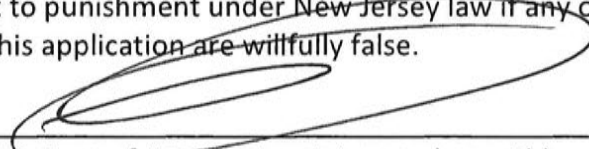
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**VERIFICATION OF APPLICATION**

I, DONALD A. WILKINSON, 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.  
 ATTORNEY FOR APPLICANT

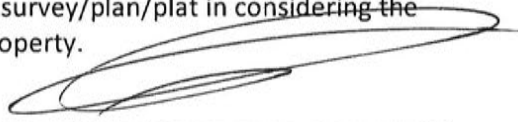
Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its 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: Knell Gleeson, LLC  
Address of Subject Property: 1102 Landis Avenue, Rear & 1104 Landis Avenue  
Tax Block: 11.02 Lot(s): 1.05 & 30

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DONALD A. WILKINSON, 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 Andrew Bechtold and dated 7/23/25 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 of Owner/Appellant/Applicant  
DONALD A. WILKINSON, ESQ.  
ATTORNEY FOR APPLICANT

Sworn and subscribed to before me  
this 1 day of August, 2025.

  
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: KNEU BLEESON, LLCAddress of Subject Property: 1102 LANDIS AVE, REAR + 1104 LANDIS AVE.Tax Block: 11.02Lot(s): 1.05 + 30

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 / u	
<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	+	\$ 1500	= \$ 2000

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

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

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

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

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Name of Appellant/Applicant: Knell Gleeson, LLC

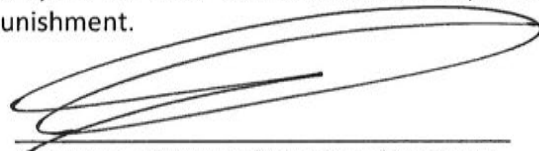
Address of Subject Property: 1102 Landis Avenue, Rear & 1104 Landis Avenue

Tax Block: 11.02

Lot(s): 1.05 & 30

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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  
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: 7/24/2025

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 11.02 / 1.05 & 30

ACCT ID#:

LOCATION: 1104 LANDIS AVENUE & 1102 LANDIS AVENUE REAR

OWNER OF RECORD: INLET ASSOCIATES, LLC

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

Comments: Property taxes are paid through the 2ND quarter of 2025.

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

Maureen Conte

CITY OF SEA ISLE CITY  
TAX COLLECTION DEPARTMENT

7/24/2025

Date

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

Knell Gleeson, LLC  
[REDACTED]  
[REDACTED]

**Subject Property-Street Address:**

1104 Landis Avenue & 1102 Landis Avenue, Rear, Sea Isle City, New Jersey

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

Lot 1.05 & 30                      Block 11.02

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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 \_\_\_\_ of **September, 2025** 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 relief, if deemed necessary, for rear yard setback, septic field setback and garage elevation in connection with proposed duplex residence.

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

**Letter to 200' List**

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

Knell Gleeson, LLC  
[REDACTED]  
[REDACTED]

**Subject Property-Street Address:**

1104 Landis Avenue & 1102 Landis Avenue, Rear, Sea Isle City, New Jersey

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

Lot 1.05 & 30                      Block 11.02

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**Dear Property Owner:**

**NOTICE OF APPLICATION FOR DEVELOPMENT**

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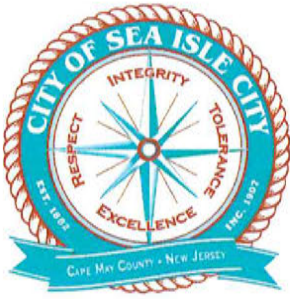
In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

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



# City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

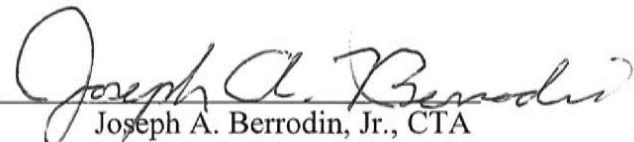
SEA ISLE CITY, NJ 08243

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 11.02 - Lot 1.05, 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		Property Class	Owner Address		Zip Code
	Additional Lot			City, State		
10 1	BEACH OPEN SPACE 2-26		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
11.01 1	BEACH OPEN SPACE 2-24		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
11.02 1.01 C-A	1116 LANDIS AVE 1ST FLR S 1.02,1.07,1.08, 33.01,33.02,33.05	2		CURRENT OWNER 14 KLINE DR THORNTON, PA		19373
11.02 1.01 C-B	1116 LANDIS AVE 1ST FLR N 1.02,1.07,1.08, 33.01,33.02,33.05	2		CURRENT OWNER 51 AVENUE F LODI, NJ		07644
11.02 1.01 C-C	1116 LANDIS AVE 2ND FL S 1.02,1.07,1.08, 33.01,33.02,33.05	2		CURRENT OWNER 698 WALTON AVE MOUNT LAUREL, NJ		08054
11.02 1.01 C-D	1116 LANDIS AVE 2ND FLR N 1.02,1.07,1.08, 33.01,33.02,33.05	2		CURRENT OWNER 2100 TERWOOD RD HUNTINGDON VALLEY, PA		19006
11.02 1.03 C-A	1108 LANDIS AVE 1ST FLR S 1.09,32,33.03,33.04	2		CURRENT OWNER 724 CONMRAD RD WARRINGTON, PA		18976
11.02 1.03 C-B	1108 LANDIS AVE 1ST FLR N 1.09,32,33.03,33.04	2		CURRENT OWNER 1108 LANDIS AVE SEA ISLE CITY, NJ		08243
11.02 1.03 C-C	1108 LANDIS AVE 2ND FLR S 1.09,32,33.03,33.04	2		CURRENT OWNER 1606 BUTTOWOOD RD FLOURTOWN, PA		19031
11.02 1.03 C-D	1108 LANDIS AVE 2ND FLR N 1.09,32,33.03,33.04	2		CURRENT OWNER 1751 AUTUMN DR FRANKLINVILLE, NJ		08322
11.02 1.04 C-A	1106 LANDIS AVE 1ST FLR	2		CURRENT OWNER 2901 STONEHAM DR WEST CHESTER, PA		19382
11.02 1.04 C-B	1106 LANDIS AVE 2ND FLR	2		CURRENT OWNER 4 W SHERMAN AVE STRATHMERE, NJ		08248
11.02 1.05	1104 LANDIS AVE	1		CURRENT OWNER 14 RITTENHOUSE RD BROOMALL, PA		19008

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
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11.02 1.06	1102 LANDIS AVE		2	CURRENT OWNER 211 FERN AVE HADDON TOWNSHIP, NJ		08033
11.02 2 C-N	1016 LANDIS AVE NORTH 29		2	CURRENT OWNER 311 BELMONT COURT MULICA HILL, NJ		08062
11.02 2 C-S	1016 LANDIS AVE SOUTH 29		2	CURRENT OWNER 519 REVERE RD MERION STATION, PA		19066
11.02 3	1012 LANDIS AVE 28		15C	CURRENT OWNER 401 E STATE ST TRENTON, NJ		08625
11.02 4 C-A	1008 LANDIS AVE SOUTH 27		2	CURRENT OWNER 1 DANBRIDGE DR HORSHAM, PA		19044
11.02 4 C-B	1008 LANDIS AVE NORTH 27		2	CURRENT OWNER 117 BILL OF RIGHTS LN DOWNTOWN, PA		19335
11.02 30	1102 LANDIS AVE REAR		1	CURRENT OWNER 14 RITTENHOUSE RD BROOMALL, PA		19008
11.02 31	CENTRAL AVE		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243



# City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

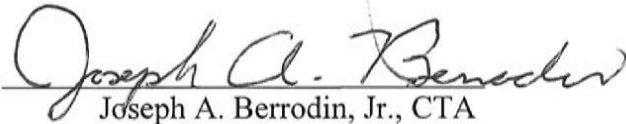
SEA ISLE CITY, NJ 08243

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 11.02 - Lot 30, 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

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11.02, 30

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11.02 1.03 C-B	1108 LANDIS AVE 1ST FLR N 1.09,32,33.03,33.04	2		CURRENT OWNER 1108 LANDIS AVE SEA ISLE CITY, NJ		08243
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11.02 4 C-B	1008 LANDIS AVE NORTH 27		2	CURRENT OWNER 117 BILL OF RIGHTS LN DOWNTOWN, PA		19335
11.02 5 C-A	1004 LANDIS AVE SOUTH 26		2	CURRENT OWNER 7427 BARCLAY RD CHELTENHAM, PA		19012
11.02 5 C-B	1004 LANDIS AVE NORTH 26		2	CURRENT OWNER 217 NEW GALENA RD CHALFONT, PA		18914
11.02 30	1102 LANDIS AVE REAR		1	CURRENT OWNER 14 RITTENHOUSE RD BROOMALL, PA		19008
11.02 31	CENTRAL AVE		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
25.04 1	BAY-OLD DUMP		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243

**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

August 15, 2025

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

Re: Knell Gleeson, LLC  
1102 Landis Avenue, Rear & 1104 Landis Avenue  
Sea Isle City, New Jersey  
Our File No. L0066-25

Dear Ms. Ferrilli:

This office represents Knell Gleeson in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the September 2025 meeting.

Please advise if you require any further items.

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



DONALD A. WILKINSON

DAW/mmg  
Enclosures