

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: 5609 Roberts Avenue, Unit South
 Tax Block: 56.04 Lot(s): 1479 (C-S)
 Zoning District in which premises are located: R-2

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

John & Joanne Murphy; Clyde & Susan Thomas

Lancaster, PA 17601

Designate a contact person:

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

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

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

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

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

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

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

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

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

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

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

vacant lot

developed with the following Principal Structure(s):

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

The Principal Structure was originally built (date) 2004.

The most recent structural changes were made (date) N/A and consisted of _____.

Accessory structures. At present, the following are on the property:

- detached garage storage shed dock(s)
- swimming pool other: _____

Lot area and dimensions. At present, the lot is:

- Less than 3,500 square feet (substandard non-buildable)
- Between 3,500 s.f. and minimum lot area permitted in zoning district (substandard buildable).
- Equal to or greater than minimum lot area.

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

- No on-site parking is available.
- Number of on-site parking spaces: 6 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 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 2004. 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:

Construct in-ground pool in Unit South rear yard

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:
 26-27.7 (a) Distance from pool to main building; any other relief deemed necessary

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 CONDITIONS

REQUIRED BY ORDINANCE

PROPOSED

VARIANCE
REQUIRED
YES/NO

Zoning District: R-2

LOT AREA/DIMENSIONS:

Lot Frontage	<u> 56 </u>	<u> 50 </u>	<u> 56 </u>	<u> No </u>
Lot Depth	<u> 100 </u>	<u> 100 </u>	<u> 100 </u>	<u> No </u>
Lot Area (s.f.)	<u> 5550 </u>	<u> 5000 </u>	<u> 5550 </u>	<u> No </u>

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

	<u> N/A </u>			
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>
Total SYSB	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Rear Yard SB	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Building Height	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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

Front Yard SB	<u> 0 </u>	<u> </u>	<u> </u>	<u> N/A </u>
Side Yard SB #1	<u> 0 </u>	<u> </u>	<u> 6.2 </u>	<u> No </u>
Side Yard SB #2	<u> 0 </u>	<u> </u>	<u> </u>	<u> N/A </u>
Rear Yard SB	<u> 0 </u>	<u> </u>	<u> 6.3 </u>	<u> No </u>
Distance to other buildings	<u> 0 </u>	<u> 10 </u>	<u> 5 </u>	<u> Yes </u>
Building Height	<u> N/A </u>	<u> </u>	<u> 0 </u>	<u> No </u>

EXISTING CONDITIONS

REQUIRED BY ORDINANCE

PROPOSED

VARIANCE REQUIRED YES/NO

LOT COVERAGE

Principal building (%)	<u> N/A </u>	<u> </u>	<u> </u>	<u> </u>
Accessory	<u> </u>	<u> </u>	<u> </u>	<u> </u>

building (%) _____

FLOOR AREA RATIO

Principal bldg _____ N/A _____

Accessory bldg _____

PARKING

Location _____

No. spaces on-site _____

Driveway _____

SIGNS

Dimensions _____

Number _____

Location _____

Type
(Freestanding or Building Mounted) _____

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

Not to our knowledge

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

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how

the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

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

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

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

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

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

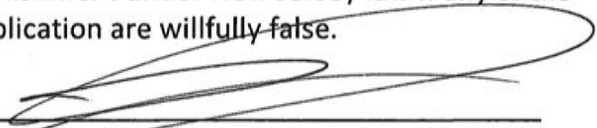
Name	Address	Phone	Fax
Paul D. Kates	215 Shore Rd, Marmora, NJ 08226	609-365-1747	

12, 13. The property contains an existing duplex residential condominium. The applicants are the South unit owners and are proposing to install a 12' x 18' in-ground pool in their limited common rear yard area. The pool will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is 100' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air, open space or fire safety which are the purpose of accessory set back requirements and as such the relief can be granted without substantial detriment to the public good or intent of the Zoning Ordinance. Relief will also advance a central purpose of the Municipal Land Use Act and Zoning Ordinance as it will advance the public good by accommodating the applicants' use of the property as elder citizens with physical infirmities.

VERIFICATION OF APPLICATION

I, DONALD A. WILKINSON, ESQ., do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.



(Signature of Applicant; print name beneath)

DONALD A. WILKINSON, ESQ.

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

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

State of New Jersey :
County of Cape May : ss.
:

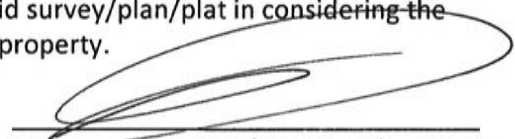
Name of Appellant/Applicant: John & Joanne Murphy; Clyde and Susan Thomas

Address of Subject Property: 5609 Roberts Avenue, Unit South

Tax Block: 56.04 Lot(s): 1479 (C-S)

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 Paul D. Kates and dated 11/19/25 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.

Sworn and subscribed to before me
this 3 day of March, 2026.


Notary Public

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

NAME of Appellant/Applicant: MURPHY/THOMAS

Address of Subject Property: 5609 ROBERTS AVE, SOUTH

Tax Block: 56.04

Lot(s): 1479 (S)

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	2000
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	+	\$ 1,500	=\$ 2,000-

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

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

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

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

Name of Appellant/Applicant: John & Joanne Murphy; Clyde & Susan Thomas

Address of Subject Property: 5609 Landis Avenue, Unit South, Sea Isle City

Tax Block: 56.04

Lot(s): 1479 (C-S)

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

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



Signature of Owner/Appellant/Applicant
DONALD A. WILKINSON, ESQ.

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

CITY OF SEA ISLE CITY
TAX & UTILITY COLLECTOR
233 JFK BLVD ROOM #204
SEA ISLE CITY, NJ 08243
PHONE: (609) 263-4461 EXT. 1215
FAX: (609) 263-6139

DATE: 3/4/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 56.04 / 1479 C-S-
ACCT ID#: 00008023 & 7381-0
LOCATION: 5609 Roberts Ave South
OWNER OF RECORD: Murphy, John E Jr & Joanne Etal

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

Comments: **Property taxes are paid through the 1ST quarter of 2026. Water and sewer are due for the 1st quarter of 2026.**

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

3/4/2026

Date

Applicant's & Owners Name and Address:
John & Joanne Murphy; Clyde & Susan Thomas

[REDACTED]
Lancaster, PA 17601

Subject Property-Street Address:
5609 Roberts Avenue, Unit South, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:
Lot 1479 (C-S) Block 56.04

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 **6th of April, 2026** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance set back relief from main residence for proposed in-ground pool in unit South rear yard.

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

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

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

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

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

Proposed Letter to 200' List

Applicant's & Owners Name and Address:

John & Joanne Murphy; Clyde & Susan Thomas

██████████
Lancaster, PA 17601

Subject Property-Street Address:

5609 Roberts Avenue, Unit South, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 1479 (C-S) Block 56.04

Dear Property Owner:

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 **6th of April, 2026** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance set back relief from main residence for proposed in-ground pool in unit South rear yard.

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

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

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

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

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



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 56.04 - Lot 1479, 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

01-30-26



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
55.04 1560	229 56TH ST	2	CURRENT OWNER 209 HARDING AVE HAVERTOWN, PA	19083
55.04 1562 C-E	233 56TH ST EAST	2	CURRENT OWNER 16 MOUNT AIRE FARM RD GLEN MILLS, PA	19342
55.04 1562 C-W	233 56TH ST WEST UNIT	2	CURRENT OWNER 110 E BENEDICT AVE HAVERTOWN, PA	19083
55.04 1564 C-N	237 56TH ST NORTH (WEST)	2	CURRENT OWNER 6 TAFT CT HAINESPORT, NJ	08036
55.04 1564 C-S	237 56TH ST SOUTH (EAST)	2	CURRENT OWNER 204 ROCKLEDGE AVE JENKINTOWN, PA	19046
55.04 1566 C-A	241 56TH ST 1ST FLR W	2	CURRENT OWNER 116 STOCKTON RD BRYN MAWR, PA	19010
55.04 1566 C-B	241 56TH ST 2ND FLR W	2	CURRENT OWNER 116 STOCKTON RD BRYN MAWR, PA	19010
55.05 1572 C-E	301 56TH ST EAST	2	CURRENT OWNER 289 E KINGS HIGHWAY AUDUBON, NJ	08106
55.05 1572 C-W	301 56TH ST WEST	2	CURRENT OWNER 217 PEEL RD LANGHORNE, PA	19047
56.04 1468 C-E	221 57TH ST EAST	2	CURRENT OWNER 2555 KAREN LN HATBORO, PA	19040
56.04 1468 C-W	221 57TH ST WEST	2	CURRENT OWNER 1311 RIDGEVIEW CIR DOWNINGTOWN, PA	19335
56.04 1469	222 56TH ST	2	CURRENT OWNER 222 56TH ST SEA ISLE CITY, NJ	08243
56.04 1470 C-E	225 57TH ST EAST	2	CURRENT OWNER 224 BARTLETT RD MICKLETON, NJ	08056

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
56.04 1470 C-W	225 57TH ST WEST	2	CURRENT OWNER 7 SAINT JAMES PL PAOLI, PA	19301
56.04 1471 C-E	226 56TH ST EAST	2	CURRENT OWNER 18 N ORMOND AVE HAVERTOWN, PA	19083
56.04 1471 C-W	226 56TH ST WEST	2	CURRENT OWNER 221 W 3TH AVE CONSHOHOCKEN, PA	19428
56.04 1472 C-E	229 57TH STREET EAST	2	CURRENT OWNER 112 STONEHAM WAY MICKLETON, NJ	08056
56.04 1472 C-W	229 57TH STREET WEST	2	CURRENT OWNER 229 57TH ST WEST SEA ISLE CITY, NJ	08243
56.04 1473	230 56TH ST	2	CURRENT OWNER 230 56TH ST SEA ISLE CITY, NJ	08243
56.04 1474 C-A	233 57TH ST 1ST FLR	2	CURRENT OWNER 524 PENNY LN PHILADELPHIA, PA	19111
56.04 1474 C-B	233 57TH ST 2ND FLR	2	CURRENT OWNER 175 PECKS CORNER COHANSEY BRIDGETON, NJ	08302
56.04 1475 C-E	234 56TH ST EAST	2	CURRENT OWNER 240 MARON RD HATFIELD, PA	19440
56.04 1475 C-W	234 56TH ST WEST	2	CURRENT OWNER 2531 LONG MEADOW RD LANSDALE, PA	19446
56.04 1476	237 57TH ST	2	CURRENT OWNER 2 WHITEFIELD DR LAFAYETTE HILL, PA	19444
56.04 1477 C-E	238 56TH ST EAST	2	CURRENT OWNER 238 56TH ST EAST SEA ISLE CITY, NJ	08243
56.04 1477 C-W	238 56TH ST WEST	2	CURRENT OWNER 7 PRENTIS CT SEWELL, NJ	08080

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
56.04 1478 C-E	241 57TH ST EAST	2	CURRENT OWNER 241 57TH ST EAST SEA ISLE CITY, NJ	08243
56.04 1478 C-W	241 57TH ST WEST	2	CURRENT OWNER 241 57TH ST W UNIT SEA ISLE CITY, NJ	08243
56.04 1479 C-N	5609 ROBERTS AVE NORTH	2	CURRENT OWNER 1374 GRANARY RD BLUE BELL, PA	19422
56.04 1479 C-S	5609 ROBERTS AVE SOUTH	2	CURRENT OWNER 1305 HAMMOCK WAY LANCASTER, PA	17601
56.04 1480 C-N	5605 ROBERTS AVE NORTH	2	CURRENT OWNER 5605 ROBERTS AVE NORTH SEA ISLE CITY, NJ	08243
56.04 1480 C-S	5605 ROBERTS AVE SOUTH	2	CURRENT OWNER 4095 HERMITAGE DR VOORHEES, NJ	08043
56.04 1481 C-E	242 56TH ST EAST	2	CURRENT OWNER 242 56TH ST EAST SEA ISLE CITY, NJ	08243
56.04 1481 C-W	242 56TH ST WEST	2	CURRENT OWNER 1714 WISTERIA LANE WEST CHESTER, PA	19380
56.05 1482 C-E	305 57TH STREET EAST	2	CURRENT OWNER 720 MERCERS MILL LANE WEST CHESTER, PA	19382
56.05 1482 C-W	305 57TH ST WEST	2	CURRENT OWNER 540 WOODBERRY WAY CHESTER SPRINGS, PA	19425
56.05 1483 C-N	5608 ROBERTS AVE NORTH	2	CURRENT OWNER 1824 OPOLAR DRIVE CHESTER SPRINGS, PA	19425
56.05 1483 C-S	5608 ROBERTS AVE SOUTH	2	CURRENT OWNER 230 CUTLEAF CIRCLE HARLEYSVILLE, PA	19438
56.05 1484 C-N	5604 ROBERTS AVE NORTH	2	CURRENT OWNER 145 BEACON HILL RD TEMPLE, PA	19560

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
56.05 1484 C-S	5604 ROBERTS AVE SOUTH	2	CURRENT OWNER 104 SPRING VALLEY WAY ASTON, PA	19014
56.05 1485 C-E	306 56TH ST EAST	2	CURRENT OWNER 19 MARTER AVE MOUNT LAUREL, NJ	08054
56.05 1485 C-W	306 56TH ST WEST	2	CURRENT OWNER 312 GOLF HILLS RD HAVERTOWN, PA	19083
56.05 1486 C-E	309 57TH ST EAST	2	CURRENT OWNER 107 SICOMAC AVE MIDLAND PARK, NJ	07432
56.05 1486 C-W	309 57TH ST WEST	2	CURRENT OWNER 501 MATTISON AVE APT 3026 AMBLER, PA	19002
56.05 1487 C310A	310 56TH ST EAST	2	CURRENT OWNER 334 GLEN RIDGE ROAD HAVERTOWN, PA	19083
56.05 1487 C310B	310 56TH ST WEST	2	CURRENT OWNER 2181 JAMIESON AVE 910-911 ALEXANDRIA, VA	22314
57.04 1398	234 57TH ST	2	CURRENT OWNER 6943 WITTMAN DR FORT MYERS, FL	33919
57.04 1400 C-E	238 57TH ST EAST	2	CURRENT OWNER 21 SORREL RUN MT LAUREL, NJ	08054
57.04 1400 C-W	238 57TH ST WEST	2	CURRENT OWNER 2013 HYVIEW TER FORT WASHINGTON, PA	19034
57.04 1402 C-A	242 57TH ST 1ST FLR	1	CURRENT OWNER 113 WARRIOR RD DREXEL HILL, PA	19026
57.04 1402 C-B	242 57TH ST 2ND FLR	1	CURRENT OWNER 113 WARRIOR RD DREXEL HILL, PA	19026
57.04 1404.01 C-E	246 57TH ST EAST	2	CURRENT OWNER 10 HEATHER VALLEY RD HOLLAND, PA	18966

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
57.04 1404.01 C-W	246 57TH ST WEST	2	CURRENT OWNER 317 B SWEDSBORO RD MULLICA HILL, NJ	08062
57.04 1404.02 C-E	250 57TH ST EAST BL57.05L1408.02	2	CURRENT OWNER 1020 FARM LN WEST CHESTER, PA	19382
57.04 1404.02 C-W	250 57TH ST WEST BL57.05L1408.02	2	CURRENT OWNER 106 RED FOX PL MEDIA, PA	19063
57.05 1407.02 CA	5705 SOUNDS AVE NORTH	2	CURRENT OWNER 4235 FAIRVIEW AVE NEWTOWN SQUARE, PA	19073
57.05 1407.02 CB	5705 SOUNDS AVE SOUTH	2	CURRENT OWNER 16 SLOAN RD WEST CHESTER, PA	19382
57.05 1408.01 C-A	5701 SOUNDS AVE 1ST FLR	2	CURRENT OWNER 123 MEADOW RIDGE LN GUILDFORD, CT	06437
57.05 1408.01 C-B	5701 SOUNDS AVE 2ND FLR	2	CURRENT OWNER 172 REHOBOTH RD WAYNE, PA	19087

**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

March 4, 2026

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

Re: Murphy, John & JoAnne; Thomas, Clyde & Susan
5609 Roberts Avenue, Unit South
Sea Isle City, New Jersey
Our File No. L0001-26

Dear Ms. Ferrilli:

This office represents the above noted applicants in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the April 6, 2026 meeting.

Please advise if you require any further items.

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


DONALD A. WILKINSON

DAW/mmg
Enclosures

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name: Murphy/ Thomas
	Property Address: 5609 Roberts Ave, South
	Date Submitted to ZB Secretary:

Application Check List

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

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

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

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

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



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

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

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