

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: 7208 Landis AvenueTax Block: 72.03Lot(s): 868

Zoning District in which premises are located: _____

R-2**2. Name, address, phone nos. for Applicant(s):** [see Notes page]Robert Noshay[REDACTED]Southampton, PA 18966Designate 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 AveSea Isle City, NJ 08243Telephone: 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):

<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 checked="" 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) unknown.

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):

- | | |
|---|--|
| <input type="checkbox"/> single family dwelling | <input type="checkbox"/> restaurant |
| <input checked="" type="checkbox"/> two family dwelling | <input type="checkbox"/> store |
| <input type="checkbox"/> three family dwelling | <input type="checkbox"/> public building |
| <input type="checkbox"/> other multi-family dwelling | <input type="checkbox"/> office |
| <input type="checkbox"/> Other (describe) _____ | |
| _____ | |
| _____ | |

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

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 pools in rear yard of each unit.

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

26-27.7 (a) Distance of pool to main 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 <u>CONDITIONS</u>	REQUIRED BY <u>ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE</u> <u>REQUIRED</u> <u>YES/NO</u>
Zoning District: R-2				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	55	50	55	No

Lot Depth	100	100	100	No
Lot Area (s.f.)	5500	5000	5500	No

PRINCIPAL STRUCTURE

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

Note: "SB" = setback

Front Yard SB	15	15	15	No
Side yard SB #1	11.9	5	11.9	No
Side yard SB #2	11.9	5	11.9	No
Total SYSB	23.8	15	23.9	No
Rear Yard SB	20	20	20	No
Building Height	32+	32+	32+	No

**ACCESSORY
STRUCTURES**

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

Front Yard SB	N/A	6.5	6.5	No
Side Yard SB #1	N/A	6.5	6.5	No
Side Yard SB #2	N/A	5	5	No
Rear Yard SB	N/A	10	5/5	Yes
Distance to other buildings				
Building Height				

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

Accessory bldg _____

PARKING

Location _____ N/A

No. spaces _____

on-site _____

Driveway _____

SIGNS

Dimensions _____ N/A

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.

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.

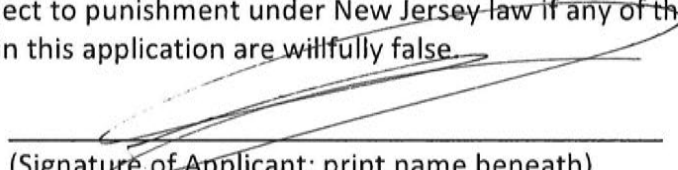
Name	Address	Phone	Fax
Gregory K. Schneider	215 Shore Road, Marmora, NJ 08226	609-365-1747	

12,13. The property contains an existing side by side residential structure. The applicant is proposing to install two 10' x 20' in-ground pools in each unit's rear yard area separated by a water feature. The pools will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is 100' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air or open space or fire safety which are the purpose of accessory set back requirements and as such the relief can be granted without substantial detriment to the public good or intent of the Zoning Ordinance. To our knowledge the city has proposed a change to the Zoning Ordinance making the required setback of an accessory structure to the main building 5'. That change is pending. The applicant's proposed distance is 5' which will meet the proposed setback.

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.

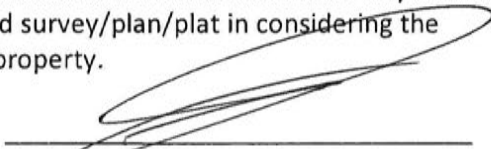
Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its 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: Robert Noshay
Address of Subject Property: 7208 Landis Avenue
Tax Block: 72.03 Lot(s): 868

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 Gregory K. Schneider and dated 2/27/25 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

Sworn and subscribed to before me
this 7 day of April, 2025.


Notary Public

MAIGHIDA-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: ROBERT NOSHAYAddress of Subject Property: 7208 LANDIS AVETax Block: 72.03Lot(s): 868

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)	<input checked="" type="checkbox"/>	\$ 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	+	\$ 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

Name of Appellant/Applicant: Robert Noshay

Address of Subject Property: 7208 Landis Avenue

Tax Block: 72.03 Lot(s): 868

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

***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: 4/2/2025

RE: Certification of Taxes and Utility Accounts

BLOCK / LOT / QUAL: 72.03 / 868
ACCT ID#: 3875-0 / 3875-1
LOCATION: 7208 LANDIS AVENUE
OWNER OF RECORD: NOSHAY, ROBERT

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 2025. Water / Sewer taxes are paid through 1ST 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

4/2/2025
Date

Applicant's & Owners Name and Address:

Robert Noshay



Subject Property-Street Address:

7208 Landis Avenue, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 868 Block 72.03

NOTICE OF APPLICATION FOR DEVELOPMENT

TAKE NOTICE that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **2nd of June, 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 for a rear yard pool setback from main 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

Proposed Letter to 200' List:

Applicant's & Owners Name and Address:

Robert Noshay


Subject Property-Street Address:

7208 Landis Avenue, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 868 Block 72.03

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 **2nd of June, 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 for a rear yard pool setback from main 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**



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 72.03 - Lot 868, 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 04/04/25


Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
71.02 23 C-A	29 72ND ST WEST	2	CURRENT OWNER 1046 HAWTHORNE RD ALLENTOWN, PA	18103
71.02 23 C-B	29 72ND ST EAST	2	CURRENT OWNER 127 GREEN TREE TAVERN RD NORTH WALES, PA	19454
71.03 964 C-E	105 72ND ST EAST	2	CURRENT OWNER 105 72ND ST UNIT E SEA ISLE CITY, NJ	08243
71.03 964 C-W	105 72ND ST WEST	2	CURRENT OWNER 1787 FOUR MILE COVE PKWY CAPE CORAL, FL	33990
71.03 968 C-E	109 72ND ST EAST	2	CURRENT OWNER 109 BROOKHOLLOW DR DOWNTOWN, PA	19335
71.03 968 C-W	109 72ND ST WEST	2	CURRENT OWNER 34 BERREL AVE TRENTON, NJ	08619
71.03 970 C-E	113 72ND ST EAST	2	CURRENT OWNER 450 JAMES ST KING OF PRUSSIA, PA	19406
71.03 970 C-W	113 72ND ST WEST	2	CURRENT OWNER 65 STEVEN DR HUNTINGDON VALLEY, PA	19006
71.03 972 C-A	117 72ND ST 1ST FLR	2	CURRENT OWNER 25 LONG VALLEY BLVD LONG VALLEY, NJ	07853
71.03 972 C-B	117 72ND ST 2ND FLR	2	CURRENT OWNER 25 LONG VALLEY BLVD LONG VALLEY, NJ	07853
72.02 9.02	34 72ND ST	2	CURRENT OWNER 4 TURNBRIDGE WELLS CT MEDFORD, NJ	08055
72.02 10.01 C-A	42 72ND ST WEST 11.01	2	CURRENT OWNER 42 72ND ST SEA ISLE CITY, NJ	08243
72.02 10.01 C-B	42 72ND ST EAST 11.01	2	CURRENT OWNER 1001 WOODBRIDGE RD RED LION, PA	17356

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
72.02 10.02 C-E	38 72ND ST EAST 11.02	2	CURRENT OWNER 38 72ND ST EAST SEA ISLE CITY, NJ	08243
72.02 10.02 C-W	38 72ND ST WEST 11.02	2	CURRENT OWNER 2606 SUNSET BLVD BROOMALL, PA	19008
72.02 859.02 C-E	29 73RD ST EAST 861	2	CURRENT OWNER 1960 WOODSIDE RD YARDLEY, PA	19067
72.02 859.02 C-W	29 73RD ST WEST 861	2	CURRENT OWNER 1960 WOODSIDE RD YARDLEY, PA	19067
72.02 863 C-E	7213 LANDIS AVE EAST	2	CURRENT OWNER C/O 217 HADDON AVE OAKLYN, NJ	08107
72.02 863 C-W	7213 LANDIS AVE WEST	2	CURRENT OWNER 520 CLOSTER CIR PHILADELPHIA, PA	19128
72.02 864 C-N	7209 LANDIS AVE NORTH	2	CURRENT OWNER 807 HALVORSEN DR WEST CHESTER, PA	19382
72.02 864 C-S	7209 LANDIS AVE SOUTH	2	CURRENT OWNER 6 HUNTSMAN DR BOOTHWYN, PA	19060
72.03 867 C-E	7212 LANDIS AVE EAST	2	CURRENT OWNER 7212 LANDIS AVE EAST SEA ISLE CITY, NJ	08243
72.03 867 C-W	7212 LANDIS AVE WEST	2	CURRENT OWNER 7212 LANDIS AVE WEST SEA ISLE CITY, NJ	08243
72.03 868	7208 LANDIS AVE	2	CURRENT OWNER 89 GRANT AVE HOLLAND, PA	18966
72.03 869 C-N	7204 LANDIS AVE NORTH	2	CURRENT OWNER 360 CREAMERLY WAY #2428 EXTON, PA	19341
72.03 869 C-S	7204 LANDIS AVE SOUTH	2	CURRENT OWNER 220 PARK PL MEDIA, PA	19063

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
72.03 870 C-E	7200 LANDIS AVE EAST	2	CURRENT OWNER 225 PAUL DR MOORESTOWN, NJ	08057
72.03 870 C-W	7200 LANDIS AVE WEST	2	CURRENT OWNER 7200 LANDIS AVE WEST SEA ISLE CITY, NJ	08243
72.03 871 C-E	109 73RD ST EAST	2	CURRENT OWNER 613 CHATWYCK LN YARDLEY, PA	19067
72.03 871 C-W	109 73RD ST WEST	2	CURRENT OWNER 109 73RD ST PO BOX 593 SEA ISLE CITY, NJ	08243
72.03 872 C-E	110 72ND ST EAST	2	CURRENT OWNER 727 CEDAR HILL RD AMBLER, PA	19002
72.03 872 C-W	110 72ND ST WEST	2	CURRENT OWNER 3059 DAFOE TERRACE THE VILLAGES, FL	32163
72.03 873 C-E	113 73RD ST EAST	2	CURRENT OWNER 745 W PROSPECT AVE NORTH WALES, PA	19454
72.03 873 C-W	113 73RD ST WEST	2	CURRENT OWNER 444 LAFAYETTE ST NEWTOWN, PA	18940
72.03 874 C-E	114 72ND STREET EAST	2	CURRENT OWNER 326 N CHURCH ST WEST CHESTER, PA	19380
72.03 874 C-W	114 WEST 72ND ST	2	CURRENT OWNER 724 WISTERIA DR NEWTOWN SQUARE, PA	19073
72.03 875 C-E	117 73RD ST EAST	2	CURRENT OWNER 67 BLAKE AVE ROCKLEDGE, PA	19046
72.03 875 C-W	117 73RD ST WEST	2	CURRENT OWNER 203 ROBBINS LN NEWTOWN SQUARE, PA	19073
72.03 876 C-E	118 72ND ST EAST	2	CURRENT OWNER 468 THORNTON RD CHEVNEY, PA	19319

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
72.03 876 C-W	118 72ND ST WEST	2	CURRENT OWNER 2403 LONDON DR WILMINGTON, DE	19810
72.03 877	121 73RD ST	2	CURRENT OWNER 1120 PARK DR CHERRY HILL, NJ	08002
72.03 878 C-E	122 72ND ST EAST	2	CURRENT OWNER 244 EL DORADO BLVD S CAPE CORAL, FL	33991
72.03 878 C-W	122 72ND ST WEST	2	CURRENT OWNER 166 WOOD RD SPRINGFIELD, PA	19064
72.03 879	125 73RD ST	2	CURRENT OWNER 209 CORVUS CIR MEDIA, PA	19063
72.03 880 C-E	128 72ND ST EAST	2	CURRENT OWNER 114 LORI LN BROOMALL, PA	19008
72.03 880 C-W	128 72ND ST WEST	2	CURRENT OWNER 10 EAVENSON WY GLEN MILLS, PA	19342
73.02 768 C-A	7305 LANDIS AVE 1ST FLR	2	CURRENT OWNER 1062 EDWIN DR PHOENIXVILLE, PA	19460
73.02 768 C-B	7305 LANDIS AVE 2ND FLR	2	CURRENT OWNER 118 HEATH CT CHALFONT, PA	18914
73.02 769 C-E	42 73RD ST EAST	2	CURRENT OWNER 100 E WYNNWOOD RD WYNNWOOD, PA	19096
73.02 769 C-W	42 73RD ST WEST	2	CURRENT OWNER 537 PRESTWICK CIRCLE PALM BEACH GARDENS, FL	33418
73.03 772 C-N	7304 LANDIS AVE NORTH	2	CURRENT OWNER 300 BATTALION DR STONE POINT, NY	10980
73.03 772 C-S	7304 LANDIS AVE SOUTH	2	CURRENT OWNER 110 MEADOWBROOK RD SOUTHAMPTON, PA	18966

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
73.03 773 C-E	102 73RD ST EAST	2	CURRENT OWNER 5036 MARVINE AVE DREXEL HILL, PA	19026
73.03 773 C-W	102 73RD ST WEST	2	CURRENT OWNER 369 PEINROSE DR LANSDALE, PA	19446
73.03 775 C-E	110 73RD ST EAST	2	CURRENT OWNER 107 WOODLAND DR SOUTHAMPTON, PA	18966
73.03 775 C-W	110 73RD ST WEST	2	CURRENT OWNER 74 CURLEY MILL RD CHALFONT, PA	18914
73.03 777 C-E	114 73RD ST EAST	2	CURRENT OWNER 20 OVERHILL RD STRATFORD, NJ	08084
73.03 777 C-W	114 73RD ST WEST	2	CURRENT OWNER 701 WYNNEWOOD RD ARDMORE, PA	19003
73.03 779 C-E	118 73RD ST EAST	2	CURRENT OWNER 12812 CLIFFE DR PHILADELPHIA, PA	19154
73.03 779 C-W	118 73RD ST WEST	2	CURRENT OWNER 2037 WALLACE ST PHILADELPHIA, PA	19130
73.03 781 C-E	122 73RD ST EAST	2	CURRENT OWNER 6724 OVERLOOK CT ALLENTOWN, PA	18106
73.03 781 C-W	122 73RD ST WEST	2	CURRENT OWNER 1135 DODGEON RD WEST CHESTER, PA	19382

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.

**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

April 8, 2025

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



Re: Robert Noshay
7208 Landis Avenue
Sea Isle City, New Jersey
Our File No. L0114-24

Dear Ms. Ferrilli:

This office represents Robert Noshay in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the June 2nd, 2025 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: Noshay
Property Address: 7208 Landis Ave
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.