



Applicant:

Parkview Condominium Association

Subject Property:

6812 Landis Avenue, Sea Isle City, New Jersey 08243

Block 68.03

Lot 0222

Before the Sea Isle City Zoning Board

Application to Build a New Front Yard Two Story Deck

Attorney for Applicant: Daniel J. McCann, Esq.

Law Office of Daniel J. McCann, L.L.C.

4204 Landis Avenue, Unit C-3, Suite A

Sea Isle City, New Jersey 08243

Engineer for the Applicant: Engineering Design Associates, P.A.

Vince Orlando, L.L.A., P.E., P.P, C.M.E.

5 Cambridge Drive

Ocean View, New Jersey 08230

609-390-0332

Justification for Variances Sought

The Applicant, Parkview Condominium Association, is the owner of the property located at 6812 Landis Avenue, Sea Isle City, New Jersey. The Applicant respectfully seeks variance relief from the Sea Isle City Zoning Board of Adjustment for a front yard setback variance in order to finalize the construction of an existing two-story deck. In addition to the requested relief, the Applicant seeks any and all other variances or waivers the Board may deem necessary to approve the proposed development. With the exception of the setback relief requested herein, the project fully complies with all other zoning requirements applicable to the property.

Under the Municipal Land Use Law, **N.J.S.A. 40:55D-70(c)**, a zoning board of adjustment may grant variance relief where, due to the exceptional narrowness, shallowness, or shape of the property, strict application of the zoning ordinance would result in peculiar and exceptional practical difficulties or undue hardship to the property owner. Alternatively, under **N.J.S.A. 40:55D-70(c)(2)**, a so-called "flexible c" variance may be granted when the applicant demonstrates that the purposes of zoning, as set forth in **N.J.S.A. 40:55D-2**, would be advanced by the requested relief and that the benefits of granting such

relief substantially outweigh any detriment to the public good, the zoning ordinance, or the municipal master plan.

The Applicant's proposal satisfies these statutory standards. The requested setback variance advances several of the legislatively stated purposes of zoning. First, it promotes **Purpose A**, which encourages municipal action to guide the appropriate use or development of all lands in a manner that promotes public health, safety, morals, and general welfare. Here, the Applicant is seeking to maintain and improve a permitted residential use in a manner consistent with the surrounding neighborhood, thereby furthering the orderly development of land within the City.

Second, the application advances **Purpose B**, which seeks to secure safety from fire, flood, panic, and other natural and man-made disasters. The two-story deck upgrade will improve the structural integrity and usability of the property, providing residents with safer ingress and egress routes in the event of an emergency.

Third, the requested relief advances **Purpose E**, which promotes the establishment of appropriate population densities and concentrations contributing to the well-being of persons, neighborhoods, and the region as a whole. The proposed

improvements are fully consistent with the City's most recent Master Plan and will help sustain the residential character and vitality of the neighborhood.

Fourth, the project satisfies **Purpose G**, which is to provide sufficient space in appropriate locations for residential uses in order to meet the needs of New Jersey citizens. The Master Plan specifically recognizes the importance of maintaining and improving multifamily housing stock. The Applicant's proposal contributes to this goal by preserving and enhancing an existing dwelling, thereby continuing to meet community housing needs.

Finally, the application advances **Purpose I**, which is to promote a desirable visual environment through creative development techniques and good civic design. The enhanced deck design will improve the aesthetic quality of the property and streetscape, aligning it with surrounding development and contributing positively to neighborhood character.

Beyond satisfying the positive criteria, the requested relief also meets the **negative criteria** under the statute. Granting this application will not result in substantial detriment to the public good, as the proposed improvements will not generate adverse impacts such as excessive noise, traffic

congestion, drainage problems, or safety hazards. Instead, they improve safety and functionality for residents and enhance the visual quality of the property. Moreover, the application will not substantially impair the intent and purpose of the zoning ordinance or municipal master plan. The requested variance is modest, limited to an existing condition, and consistent with the established development pattern of the surrounding area.

On balance, the benefits associated with granting the requested relief substantially outweigh any potential detriment. The proposed deck reconstruction aligns with the zone's permitted uses, advances the purposes of zoning, and improves both safety and aesthetics, all while remaining in harmony with neighboring properties. The project has no negative impact on the community and is not out of character with the existing neighborhood fabric.

In support of this application, the Applicant has attached a survey prepared by Gibson Associates, P.A., dated August 11, 2025, and signed by William F. Seaman, Licensed Professional Land Surveyor (License No. GS-041380). The Applicant reserves the right to amend or supplement this justification in advance of the Board hearing.

Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: *Parkview Condo Association*
 Property Address: *6812 Landis*
 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:

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

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

**** Plus, TWENTY (20) copies of Application submitted via one (1) complete original hardcopy that must include ALL items listed above and below, one (1) ELECTRONIC COPY via Email or USB & eighteen (18) hardcopies with each set compiled of the documents below:**

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☒ ZB-5 Notice of Application for Development
- ☒ ZB-6 Certification of Service
- ☒ ZB-7 Proposed letter to the "200 foot list"
- ☒ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☒ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ 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:

Application Packages must be submitted to the Board Clerk consisting of **twenty (20) application sets as outlined above****. Plans/drawings and similar documents must be folded (not rolled), and each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion and may result in delays and additional costs for processing. The Board Secretary is not responsible for assembling your application. It is the applicant's responsibility to assemble each required copy of the application which must be collated and ready for distribution to board members and board professionals.

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT APPLICATION / APPEAL FORM

Date of Application / Appeal: 9-22-2025

1. **Location of premises that are the subject of this matter:**
 Street address: 6812 Landis
 Tax Block: 68.03 Lot(s): 222
 Zoning District in which premises are located: _____

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

 Designate a **contact person:**
 Name: Daniel J. McCann
 Best method(s) to reach the contact person:
 Telephone Cell Fax e-mail regular mail
Dan@DanMcCannLaw.com

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: Daniel J. McCann L.L.C.
 Address: 4204 Landis Ave C-3 A
SIC NJ
 Telephone: 609 957 0846 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 ☐ commercial building: _____
☐ two family dwelling ☐ public building: _____
☐ triplex ☐ other: _____
- ☒ other multi-unit residential structure [number of units: 4]

The Principal Structure was originally built (date) _____.

The most recent structural changes were made (date) 2025 and consisted of Deck.

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

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

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

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

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

- ☐ No on-site parking is available.
Number of on-site parking spaces: _____
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 ☐ 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) 4 residential units

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:

See attachment.

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

See attachment

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".

— See attached survey —

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District: _____				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	_____	_____	_____	_____
Lot Depth	_____	_____	_____	_____
Lot Area (s.f.)	_____	_____	_____	_____

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

Front Yard SB	<u>11.3 FT</u>	<u>15 FT</u>	<u>11.3 FT</u>	<u>YES</u>
Side yard SB #1	_____	_____	_____	_____
Side yard SB #2	_____	_____	_____	_____
Total SYSB	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

**ACCESSORY
STRUCTURES**

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

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

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

Principal building (%) _____

Accessory building (%) _____

FLOOR AREA RATIO

Principal bldg _____

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.

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
Vince Orlando, LLA, PE, PP, CME			
Daniel J. McCann, Esq.			

LAW OFFICE
DANIEL J. McCANN, L.L.C.
A LIMITED LIABILITY COMPANY

DANIEL J. McCANN, ESQUIRE
E-Mail - Dan@DanMcCannLaw.com

4204 Landis Ave., C-3, A
Sea Isle City, NJ 08243
(609) 957-0846
File No.: 2025-222

September 22, 2025

**Re: Sea Isle City Zoning Board of Adjustment
Notice of Hearing on Application of Parkview Condominium Association**

**Property: 6812 Landis Avenue, Sea Isle City, New Jersey
Block 68.03 Lot 222**

Dear Neighbor,

PLEASE TAKE NOTICE, this firm represent the owner of the above property and has filed an application with the Sea Isle City Zoning Board (Board) for variances from provisions of the City of Sea Isle City Ordinance. The Applicant is requesting variance relief to construct a new deck.

In order to accomplish this, Applicant must obtain variance(s) of the City of Sea Isle City Zoning Ordinance including C-Variance(s) for a minimum side yard variance, and any other relief deemed necessary by the Board.

This notice is sent to you as owner of property within 200 feet of this property. A public hearing has been scheduled before the Board for **7:00 p.m. on TO BE DETERMINED**, in the City Hall of the City of Sea Isle City, 233 JFK Boulevard, Sea Isle City, New Jersey 08243. If you wish to comment on the application, when the case is called you may appear either in person or by agent or attorney, and present any comments or objections which you may have regarding the relief requested in the application.

Said application and attachments may be available with the Zoning Board Secretary, within the Construction Office of City of Sea Isle City, and are available for your inspection during normal business hours. This notice is sent to you as required by the City of Sea Isle City Zoning Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

Thank you for your time and attention.

Respectfully,

Daniel J. McCann, Esq.

VERIFICATION OF APPLICATION

1. Nancy McInerney, as Condo President, 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.

X 9-22-2025 Nancy McInerney, President
(date) (Signature of Applicant; print name beneath)

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: Parkview Condo Association
Address of Subject Property: 6812 Landis
Tax Block: 68.03 Lot(s): 222

Nancy McInerney, Pres, 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 Gibson Associates PA and dated 8-11-2025 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

X Nancy McInerney President
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 22 day of Sept., 2025

D.J. McCann
Notary Public
Daniel J. McCann
Attorney State of NJ

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

NAME of Appellant/Applicant: Parkview Condo Association

Address of Subject Property: 6812 Landis Ave

Tax Block: 68.03

Lot(s): 222

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)		<u>\$ 500.00</u>	+	<u>\$ 1,500.00</u>	
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		<u>\$ 500</u>	+	<u>\$ 1,500</u>	<u>=\$ 2,000</u>

** 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.)

+
NM

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

Name of Appellant/Applicant: Parkview Condo Association
Address of Subject Property: 6812 Landis Ave
Tax Block: 68.03 Lot(s): 222

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.

X Nancy McInerney, President
Signature of Owner/Appellant/Applicant

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

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

Applicant's Name & Address: Parkview Condominium Association

Owner's Name & Address:

Subject Property, Street Address:
Subject Property, Block & Lot No.:
Zoning District

6812 Landis Ave
68.03 222

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board of Adjustment on Monday, TBD, 20__ at 7:00 p.m., in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Blvd., Sea Isle City, NJ to consider an Application for Development regarding the above described property. The property is/will be developed with _____

Applicant seeks variance relief to do the following _____

Front yard setback and any other relief
deemed necessary by the Board.

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

Front yard setback.

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Clerk of the Zoning Board of Adjustment, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ.

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

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

Name of Applicant or Attorney
Address, Telephone Number

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

Applicant's Name: Parkview Condominium Association
 Applicant's Address: 6812 Landis

Subject Property:
 Tax Block 68.03 Tax Lot(s): 222

I/We Nancy McInerney, President, of full age, being duly sworn according to law, on his/her oath, certifies as follows:

- (1) that I / we reside or conduct business at 6812 Landis Ave
- (2) that I / we am / are the appellant, applicant or applicant's attorney in this matter [circle the title that pertains to you];
- (3) that on TBD, being at least ten (10) days prior to the hearing date on the application, I/we gave notice to all property owners within 200 feet of the subject property and all other persons whose names appeared on the certified list obtained from the Sea Isle City Tax Assessor and as listed on the Sea Isle City Zoning Board of Adjustment Application Instructions (where applicable);
- (4) that notice was given either by personal service of a notice on the property owner or by sending the notice by Certified Mail, Return Receipt Requested, as noted on the attached list of persons to be served. Certified mail receipts showing the mailing of notice to the interested persons are attached; all return receipts received from served persons are attached hereto and/or shall be forwarded to the Zoning Board Administrator prior to the hearing;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in TBD, the official newspaper of the municipality, on TBD. Attached hereto and made part hereof is a Proof of Publication received from the official newspaper.
- (7) that also attached hereto and made a part hereof is the certified list of all property owners and other parties to whom notice was required to be sent, showing the names and addresses of the persons served and the lot and block numbers of each person's property as same appear on the Sea Isle City Tax Assessment List.
- (8) I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

Date: 9-22-2025

Nancy McInerney, President
 Appellant/Applicant/Attorney for Applicants



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

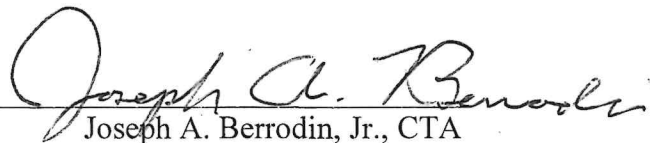
SEA ISLE CITY, NJ 08243

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 68.03 - Lot 222, 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 07-30-25



Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
68.02 1 C-N	6815 LANDIS AVE NORTH 23.02	2	CURRENT OWNER 413 HIGHLAND DR PLYMOUTH MEETING, PA	19462 ✓
68.02 1 C-S	6815 LANDIS AVE SOUTH 23.02	2	CURRENT OWNER 531 HYDRANGEA DR MOUNT LAUREL, NJ	08054 ✓
68.02 2 C-E	25 69TH ST EAST	2	CURRENT OWNER 9 DAWN MEADOW LN NEWARK, DE	19711 ✓
68.02 2 C-W	25 69TH ST WEST	2	CURRENT OWNER 13 GRISWOLD CT POTOMAC FALLS, VA	20165 ✓
68.02 21 C-24E	24 68TH ST EAST	2	CURRENT OWNER 4350 TROPHY DR BOOTHWYN, PA	19061 ✓
68.02 21 C-24W	24 68TH ST WEST	2	CURRENT OWNER 401 PICKET POST LN PHOENIXVILLE, PA	19460 ✓
68.02 22	6801-6807 LANDIS AVE 23.01	2	CURRENT OWNER 6400 LANDIS AVE SEA ISLE CITY, NJ	08243 ✓
68.03 212 C-A	125 69TH ST 1ST FLR	2	CURRENT OWNER 29 BRANDYWINE DR CLARKSBORO, NJ	08020 ✓
68.03 212 C-B	125 69TH ST 2ND FLR	2	CURRENT OWNER 4 GRANT CIR BROOMALL, PA	19008 ✓
68.03 214 C-E	121 69TH ST EAST	2	CURRENT OWNER 100 HIDDEN POND WAY WEST CHESTER, PA	19382 ✓
68.03 214 C-W	121 69TH ST WEST	2	CURRENT OWNER 155 COOPERTOWN RD HAVERFORD, PA	19041 ✓
68.03 215	122 68TH ST	2	CURRENT OWNER 310 CHESTER PIKE UNIT B-6 NORWOOD, PA	19074 ✓
68.03 216 C-E	117 69TH ST EAST	2	CURRENT OWNER 117 69TH ST EAST SEA ISLE CITY, NJ	08243 ✓

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
68.03 216 C-W	117 69TH ST WEST	2	CURRENT OWNER 110 PROGRESS DR CONSHOHOCKEN, PA	19428 ✓
68.03 217 C-E	118 68TH ST EAST	2	CURRENT OWNER 345 LOWER VALLEY RD NORTH WALES, PA	19454 ✓
68.03 217 C-W	118 68TH ST WEST	2	CURRENT OWNER 4838 WINTERSON CT DOYLESTOWN, PA	18902 ✓
68.03 218 CA	113 69TH ST WEST	2	CURRENT OWNER 118 DICKINSON LN WILMINGTON, DE	19807 ✓
68.03 218 CB	113 69TH ST EAST	2	CURRENT OWNER 183 JONATHAN WAY N RED LION, PA	17356 ✓
68.03 219 C-E	114 68TH ST EAST	2	CURRENT OWNER 1204 CENTER RD HAVERTOWN, PA	19083 ✓
68.03 219 C-W	114 68TH ST WEST	2	CURRENT OWNER 192 WILLOW DRIVE NEWTOWN, PA	18940 ✓
68.03 220 C-E	109 69TH ST EAST	2	CURRENT OWNER 23 SHADY LANE RD CLARKSBORO, NJ	08020 ✓
68.03 220 C-W	109 69TH ST WEST	2	CURRENT OWNER 2374 SAILFISH COVE DR WEST PALM BEACH, FL	33411 ✓
68.03 221 C-E	110 68TH ST EAST	2	CURRENT OWNER 760 BELFRY DR BLUE BELL, PA	19422 ✓
68.03 221 C-W	110 68TH ST WEST	2	CURRENT OWNER 6369 SAXON MEADOW DR LELAND, NC	28451 ✓
68.03 222 C-A	6812 LANDIS AVE 1ST FLR W	2	CURRENT OWNER 20 FAIRWAY RD PAOLI, PA	19301 ✓
68.03 222 C-B	6812 LANDIS AVE 1ST FLR E	2	CURRENT OWNER 85 SHANNON DR NORTH WALES, PA	19454 ✓

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
68.03 222 C-C	6812 LANDIS AVE 2ND FLR W	2	CURRENT OWNER 1621 PARKVIEW COURT GARNET VALLEY, PA	19060 ✓
68.03 222 C-D	6812 LANDIS AVE 2ND FLR E	2	CURRENT OWNER 105 CASTLEBROOKE DR VENETIA, PA	15367 ✓
68.03 223 C-N	6808 LANDIS AVENUE	2	CURRENT OWNER 640 PADDOCK RD HAVERTOWN, PA	19083 ✓
68.03 223 C-S	6808 LANDIS AVE	2	CURRENT OWNER 7946 LORETTA AVE PHILADELPHIA, PA	19111 ✓
68.03 224 C-N	6804 LANDIS AVE NORTH	2	CURRENT OWNER 119 WATERGATE DR LANGHORNE, PA	19053 ✓
68.03 224 C-S	6804 LANDIS AVE SOUTH	2	CURRENT OWNER 4151 CREEK RD COLLEGEVILLE, PA	19426 ✓
68.03 225 C-E	102 68TH ST EAST	2	CURRENT OWNER 307 SCOLA RD BROOKHAVEN, PA	19015 ✓
68.03 225 C-W	102 68TH ST WEST	2	CURRENT OWNER 1740 FOXWOOD DR JAMISON, PA	18929 ✓
69.01 1130.01 C-A	133 70TH ST WEST 1130.02	2	CURRENT OWNER 652 HEATHERTON LN WEST CHESTER, PA	19380 ✓
69.01 1130.01 C-B	133 70TH ST EAST 1130.02	2	CURRENT OWNER 217 E JEFFERSON ST MEDIA, PA	19063 ✓
70.02 17 C-E	30 69TH ST EAST	2	CURRENT OWNER 1071 FLEXER AVE ALLENTOWN, PA	18103 ✓
70.02 17 C-W	30 69TH ST WEST	2	CURRENT OWNER 155 BAYBERRY DR LIMERICK, PA	19468 ✓
70.02 18.01 C-N	7001 LANDIS AVE NORTH 19.01, 19.02	2	CURRENT OWNER 845 VILLAGE LN BENSALEM, PA	19020 ✓

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
70.02 18.01 C-S	7001 LANDIS AVE SOUTH 19.01, 19.02	2	CURRENT OWNER 17 WATERMAN AVE PHILA, PA	19118 ✓
70.02 18.02 C-E	34 69TH ST EAST 19.03, 19.04	2	CURRENT OWNER 16332 GULF BLVD UNIT 3C REDINGTON BEACH, FL	33708 ✓
70.02 18.02 C-W	34 69TH ST WEST 19.03, 19.04	2	CURRENT OWNER 2909 MAGGIE WAY CHALFONT, PA	18914 ✓
70.03 1061 C-N	7006 LANDIS AVE NORTH	2	CURRENT OWNER 325 PROSPECT RD SPRINGFIELD, PA	19064 ✓
70.03 1061 C-S	7006 LANDIS AVE SOUTH	2	CURRENT OWNER 7006 LANDIS AVE SOUTH SEA ISLE CITY, NJ	08243 ✓
70.03 1062 C-E	102 70TH ST EAST	2	CURRENT OWNER 44 SO BRITTON RD SPRINGFIELD, PA	19064 ✓
70.03 1062 C-W	102 70TH ST WEST	2	CURRENT OWNER 827 CANVASBACK DR MULLICA HILL, NJ	08062 ✓
70.03 1064 C-E	110 70TH ST EAST	2	CURRENT OWNER 2430 ST DENIS LN HAVERTOWN, PA	19083 ✓
70.03 1064 C-W	110 70TH ST WEST	2	CURRENT OWNER 110 ATWOOD RD ERDENHEIM, PA	19038 ✓
70.03 1066 C-1	114 70TH ST EAST	2	CURRENT OWNER 114 70TH ST EAST SEA ISLE CITY, NJ	08243 ✓
70.03 1066 C-2	114 70TH ST WEST	2	CURRENT OWNER 1008 EDMONDS AVE DREXEL HILL, PA	19026 ✓
70.03 1068 C-E	118 70TH STREET EAST	2	CURRENT OWNER 2101 MARKET ST #1807 PHILADELPHIA, PA	19103 ✓
70.03 1068 C-W	118 70TH STREET WEST	2	CURRENT OWNER 306 S VALLEY FORGE RD LANSDALE, PA	19446 ✓

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
70.03 1070 C-E	122 70TH ST EAST		2	CURRENT OWNER 1504 IRON HORSE CT DOWNINGTOWN, PA		19355 ✓
70.03 1070 C-W	122 70TH ST WEST		2	CURRENT OWNER 700 APPALOOSA RD DOWNINGTOWN, PA		19335 ✓

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.

