

# 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: 33 East 71<sup>st</sup> Street  
 Tax Block: 70.02 Lot: 16  
 Zoning District in which premises are located: R-2
2. **Name, address, phone nos. for Applicant(s):** [see Notes page]  
Anthony & Trisha Piccone, [REDACTED]

Designate a **contact person:**

Name: Avery S. Teitler, Esquire

Best method(s) to reach the contact person:

Telephone 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: Avery S. Teitler, Esquire

Address: 618 West Avenue, Suite 201, Ocean City, NJ 08226

Telephone: 609-814-9995

Fax: 609-398-4017

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

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

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

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

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

☐ vacant lot

☒ developed with the following Principal Structure(s):

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

The Principal Structure was originally built (date) 2005.

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 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) \_\_\_\_\_

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:

Install a swimming pool

Describe your proposed changes:

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9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:  
26-27.7

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If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.

N/A

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The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

- ☐ Land Use Procedures, Sec. XXIX \_\_\_\_\_
- ☐ Site Plan Review, Sec. XXX \_\_\_\_\_
- ☐ Land Subdivision, Sec. XXXII \_\_\_\_\_
- ☐ Signs, Sec. XXXIII \_\_\_\_\_

10. **Existing and Proposed Conditions.** Supply the following information.

Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District: <u>R-2</u>				
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	<u>58.57</u>	<u>50</u>	<u>58.57</u>	<u>No</u>
Lot Depth	<u>110</u>	<u>100</u>	<u>110</u>	<u>No</u>
Lot Area (s.f.)	<u>6,442.7</u>	<u>5,000</u>	<u>6,442.7</u>	<u>No</u>

**PRINCIPAL  
STRUCTURE**

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

Note: "SB" =

Front Yard SB	-	<u>                    </u>	<u>                    </u>	<u>                    </u>
Side yard SB #1	-	<u>                    </u>	<u>                    </u>	<u>                    </u>
Side yard SB #2	-	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total SYSB	-	<u>                    </u>	<u>                    </u>	<u>                    </u>
Rear Yard SB	-	<u>                    </u>	<u>                    </u>	<u>                    </u>
Building Height	-	<u>                    </u>	<u>                    </u>	<u>                    </u>

**ACCESSORY  
STRUCTURES**

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

Front Yard SB	-	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Side Yard SB #1	-	<u>N/A</u>	<u>5</u>	<u>5</u>
Side Yard SB #2	-	<u>N/A</u>	<u>5</u>	<u>5</u>
Rear Yard SB	-	<u>N/A</u>	<u>5</u>	<u>5</u>
Distance to other buildings	-	<u>N/A</u>	<u>10</u>	<u>5.21</u>
Building Height	-	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

EXISTING  
CONDITIONS

REQUIRED BY  
ORDINANCE

PROPOSED

VARIANCE  
REQUIRED  
YES/NO

**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.

UNKNOWN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.
  
14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
  
15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
  
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

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17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).
18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
Andrew Bechtold	599 Shore Road, Somers Point, NJ 08244	609-927-5050	
James R. Boney	13 Stone Mull Court, Egg Harbor Township, NJ 08234	609-788-8013	




**VERIFICATION OF APPLICATION**

I, Anthony Piccone, 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 owner 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.

3-20-25  
(date)

 Anthony Piccone  
(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**  
**SURVEY/PLAN/PLAT AFFIDAVIT**

State of New Jersey :  
 : ss.

County of Cape May :

Name of Applicant: Anthony & Trisha Piccone

Address of Subject Property: 33 East 71<sup>st</sup> Street, Sea isle City

Tax Block: 70.02


Lot(s): 16

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Avery S. Teitler, Esquire, being duly sworn according to law, upon his 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 applicant for development in this matter.
2. I verify that the attached sealed survey prepared by James R. Boney and dated September 16, 2024 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.
3. I make this affidavit in support of an application for development before the Sea Isle City Planning Board and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey in considering the
4. application for development of the property.

  
 Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
 this 20<sup>th</sup> day of March, 2025.

  
 Notary Public

**NICOLE MAYFIELD**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
 MY COMMISSION EXPIRES: AUGUST 26, 2025

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

NAME of Appellant/Applicant: Anthony & Trisha Piccone

Address of Subject Property: 33 East 71st Street

Tax Block: 70.02

Lot(s): 16

Please review the following schedule\*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[\*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII ]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
<b>VARIANCES</b>					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	<i>\$ 2,000.00</i>
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
<b>PLANNING BOARD</b>					
Each informal review		\$ 100.00	+	\$ 1,500.00	
<b>SUBDIVISION</b>					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n / a	
<b>SITE PLANS</b>					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
<b>OTHER</b>					
**Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		<i>\$ 500.00</i>	+	<i>\$ 1,500.00</i>	<i>= \$ 2,000.00</i>

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

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

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

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

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Name of Appellant/Applicant: Anthony & Trisha Piccone  
Address of Subject Property: 33 East 71<sup>st</sup> Street  
Tax Block: 70.02 Lot(s): 16  
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The above-named appellant or applicant hereby certifies as follows:

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.

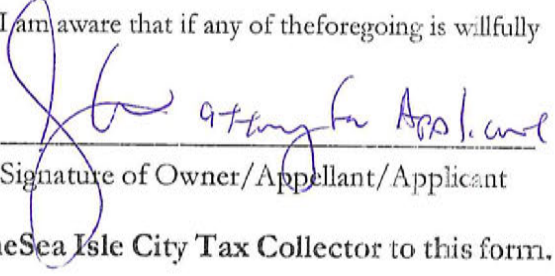
I verify that all real estate taxes for the property are current as of the date of this appealor application, and that they will be current as of the date of the Zoning Board hearing.

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.

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.

I understand that I have a continuing obligation to satisfy any municipal lien against this property.

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

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

Applicant's Name & Address: Anthony & Trisha Piccone  
[REDACTED]  
Owner's Name & Address: Same  
Subject Property, Street Address: 33 East 71<sup>st</sup> Street  
Subject Property, Block & Lot No.: 70.02 /16  
Zoning District R-2

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board on Monday, \_\_\_\_\_, 2025, 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 currently developed with a two-family dwelling.

Applicants seek to do the following: Install a 9.5 foot by 19.6 foot swimming pool.

In order to do this, the Applicants are seeking the following variances and/or subdivisions, from the Sea Isle City Zoning Ordinance: Setback variance relief under Section 26-27 and building to pool variance relief.

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 Planning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services – 2<sup>nd</sup> 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 Planning 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.

Avery S. Teitler, Esquire  
618 West Avenue, Suite 201  
Ocean City, NJ 08226  
609-814-9995



# SEA ISLE CITY PLANNING BOARD

## CERTIFICATION OF SERVICE

Applicant's Name: Anthony & Trisha PicconeApplicant's Address: [REDACTED]Subject Property: 33 East 71<sup>st</sup> Street, Sea Isle City, NJ 08243Tax Block 70.02 Tax Lot(s): 16

I AVERY S. TEITLER, of full age, being duly sworn according to law, on his oath, certifies as follows:

- (1) that I reside or conduct business at 618 West Avenue, Ocean City, NJ 08226
- (2) that I am the appellant, applicant or ***applicant's attorney*** in this matter [*circle the title that pertains to you*];
- (3) that on 2025, 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 Planning Board 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, 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;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in \_\_\_\_\_ the official newspaper of the municipality, on \_\_\_\_\_, 2025.  
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: 3-20-25
  
 \_\_\_\_\_  
 Attorney for Applicant

Letter to 200 foot List

Anthony & Trisha Piccone

Sea Isle City, NJ 08243

March 2025

Avery S. Teitler, Esquire  
618 West Avenue, Suite 201  
Ocean City, NJ 08226

Reference: Sea Isle City Zoning Board  
Notice of Hearing on Application of Anthony & Trisha Piccone  
Property: 33 East 71<sup>st</sup> Street, Block 70.02, Lot 16, Sea Isle City, NJ

Dear Madam or Sir:

**PLEASE TAKE NOTICE**

I represent the owners of the above property. They have filed an application with the Sea Isle City Zoning Board for variances from certain provisions of the Sea Isle City Zoning Ordinance. The property is currently developed with a single-family dwelling. They are seeking to install a small swimming pool that is 5.21 feet from the existing two-family dwelling. In order to accomplish this, they need to obtain a variance from the following sections of the Sea Isle City Zoning Ordinance: Section 26-27.7. They also require building to pool variance as a result of the undersized lot. They will also seek any other variances, waivers, interpretations and further relief as may be necessary to implement the plans on file with the Sea Isle City Zoning Board.

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

The following maps and documents submitted with this application are on file in the with the Zoning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services – 2<sup>nd</sup> Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ, and are available for your inspection during normal business hours:

- Variance Plan prepared by Thomas/Bechtold.
- Survey prepared by James R. Boney.

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

Respectfully,

Avery S. Teitler, Esquire



# 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 70.02 - Lot 16, 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 01-31-25

  
Joseph A. Berrodin, Jr., CTA  
Tax Assessor



Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
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 490 BEECHNUT DR BLUE BELL, PA		19422
68.02 2 C-W	25 69TH ST WEST		2	CURRENT OWNER 13 GRISWOLD CT POTOMAC FALLS, VA		20165
68.02 3 C-E	21 69TH ST EAST		2	CURRENT OWNER 5 BRIDLEBROOK LN MEDIA, PA		19063
68.02 3 C-W	21 69TH ST WEST		2	CURRENT OWNER 444 E CENTRE AVE, #35 NEWTOWN, PA		18940
68.02 4 C-E	17 69TH ST EAST		2	CURRENT OWNER 1023 OLDSTONE RD ALLENTOWN, PA		18103
68.02 4 C-W	17 69TH ST WEST		2	CURRENT OWNER 718 CORNWALLIS DR MOUNT LAUREL, NJ		08054
68.02 5 C-A	13 69TH ST EAST		2	CURRENT OWNER 707 PONDVIEW WY DOWNTOWN, PA		19335
68.02 5 C-B	13 69TH ST WEST		2	CURRENT OWNER 707 PONDVIEW WAY DOWNTOWN, PA		19335
70.02 8 C-E	9 71ST EAST 6.03		2	CURRENT OWNER 309 WOODSIDE AVE NARBETH, PA		19072
70.02 8 C-W	9 71ST ST WEST 6.03		2	CURRENT OWNER 1237 MAPLEWOOD DR AMBLER, PA		19002
70.02 9.01 C-E	14 69TH ST EAST 11.01		2	CURRENT OWNER 275 CHAPEL HEIGHTS RD SEWELL, NJ		08080

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
70.02 9.01 C-W	14 69TH ST WEST 11.01		2	CURRENT OWNER 4003 KILLINGTON CT EAGLEVILLE, PA		19403
70.02 10 C-A	13 71ST STREET WEST		2	CURRENT OWNER 4 PORTLAND DR SKILLMAN, NJ		08558
70.02 10 C-B	13 71ST STREET EAST		2	CURRENT OWNER 701 APPLEWINE CT YORK, PA		17404
70.02 11.02 C-E	18 69TH ST EAST		2	CURRENT OWNER 816 GRAYSON LN AMBLER, PA		19002
70.02 11.02 C-W	18 69TH ST WEST		2	CURRENT OWNER 18 69TH ST WEST SEA ISLE CITY, NJ		08243
70.02 12	17 71ST ST		2	CURRENT OWNER 1240 FIELDSTONE DR WEST CHESTER, PA		19382
70.02 13 C-E	22 69TH ST EAST		2	CURRENT OWNER 2514 DAMIAN DR HATBORO, PA		19040
70.02 13 C-W	22 69TH ST WEST		2	CURRENT OWNER 163 SARAZEN DR MOORESTOWN, NJ		08057
70.02 14	21 71ST ST		2	CURRENT OWNER 404 WYNCHESER WAY KENNETT SQUARE, PA		19348
70.02 15 C-E	26 69TH ST EAST		2	CURRENT OWNER 2 BARCLAY CT NEWTOWN, PA		18940
70.02 15 C-W	26 69TH ST WEST		2	CURRENT OWNER 357 HIGHLAND LN BRYN MAWR, PA		19010
70.02 16 C-E	33 71ST STREET EAST		2	CURRENT OWNER 33 71ST STREET EAST SEA ISLE CITY, NJ		08243
70.02 16 C-W	33 71ST STREET WEST		2	CURRENT OWNER 1250 CONSHOHOCKEN RD CONSHOHOCKEN, PA		19428

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
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
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
70.02 20	7009 LANDIS AVE		2	CURRENT OWNER 7898 VILLA D ESTE WAY DELRAY BEACH, FL		33446
70.02 21 C-E	37 71ST ST EAST		2	CURRENT OWNER 2332 GOLDEN CHAPEL RD ODENTON, MD		21113
70.02 21 C-W	37 71ST ST WEST		2	CURRENT OWNER 301 WINDSOR PARK LN HAVERTOWN, PA		19083
70.03 1059 CA	7012 LANDIS AVE EAST		2	CURRENT OWNER 335 ROSLYN AVE GLENSTONE, PA		19038
70.03 1059 CB	7012 LANDIS AVE WEST		2	CURRENT OWNER 11 KATHLEEN CT HAVERTOWN, PA		19083
70.03 1060 C-N	7010 LANDIS AVE NORTH		2	CURRENT OWNER 107 POE COURT NORTH WALES, PA		19454
70.03 1060 C-S	7010 LANDIS AVE SOUTH		2	CURRENT OWNER 2746 CLEVELAND ST PHILADELPHIA, PA		19145

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State	City, State	
70.03 1061 C-N	7006 LANDIS AVE NORTH		1	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
71.02 11 C-E	12 71ST STREET EAST		2	CURRENT OWNER 115 QUINCE DR HATBORO, PA		19040
71.02 11 C-W	12 71ST STREET WEST		2	CURRENT OWNER 1 MERRILL RD FLEMINGTON, NJ		08822
71.02 13	14 71ST ST 15.01		2	CURRENT OWNER 1110 ROBERTS DRIVE POINT PLEASANT, NJ		08742
71.02 14.01 C-E	17 72ND ST EAST 12.02		2	CURRENT OWNER 86 SPRING HILL DR WOOLWICH, NJ		08085
71.02 14.01 C-W	17 72ND ST WEST 12.02		2	CURRENT OWNER 301 PIPER LANE EXTON, PA		19341
71.02 14.02	19 72ND ST 16.03		2	CURRENT OWNER 1200 GULPH CREEK DR RADNOR, PA		19087
71.02 15.02 C-A	18 71ST ST 1ST FLR		2	CURRENT OWNER 209 MOREDUN AVE PHILADELPHIA, PA		19115
71.02 15.02 C-B	18 71ST ST 2ND FLR		2	CURRENT OWNER 31 JASONS WAY RICHBORO, PA		18954
71.02 16.01 C-E	21 72ND ST EAST 16.02		2	CURRENT OWNER 21 72ND ST EAST SEA ISLE CITY, NJ		08243



Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
71.02 16.01 C-W	21 72ND ST WEST 16.02		2	CURRENT OWNER 10 SAWMILL RD GLEN MILLS, PA		19342
71.02 17 C-E	22 71ST STREET EAST		2	CURRENT OWNER 85 STIRRUP LN THORNTON, PA		19373
71.02 17 C-W	22 71ST STREET WEST		2	CURRENT OWNER 22 71ST ST W SEA ISLE CITY, NJ		08243
71.02 18 C-E	25 72ND ST EAST		2	CURRENT OWNER 25 72ND ST EAST UNIT R1 SEA ISLE CITY, NJ		08243
71.02 18 C-W	25 72ND ST WEST		2	CURRENT OWNER 12 RITTENHOUSE CIR NEWTOWN, PA		18940
71.02 19 C-E	26 71ST ST EAST		2	CURRENT OWNER 3836 NANLYN FARM CIRCLE DOYLESTOWN, PA		18902
71.02 19 C-W	26 71ST ST WEST		2	CURRENT OWNER 33504 MARINA BAY CIRCLE MILLSBORO, DE		19966
71.02 20 C-E	30 71ST ST EAST		2	CURRENT OWNER 373 BRITTANY COURT SOUDERTON, PA		18964
71.02 20 C-W	30 71ST STREET WEST		2	CURRENT OWNER 16 CHERRY FARM LN WEST CHESTER, PA		19382
71.02 21 C-N	7105 LANDIS AVE NORTH		2	CURRENT OWNER 1749 ASHBROOKE AVE GARNET VALLEY, PA		19060
71.02 21 C-S	7105 LANDIS AVE SOUTH		2	CURRENT OWNER 12 JAMES HAYWARD RD GLEN MILLS, PA		19342
71.02 22 C-N	7109 LANDIS AVE NORTH		2	CURRENT OWNER 330 ROBERTS AVE GLENSEIDE, PA		19038
71.02 22 C-S	7109 LANDIS AVE SOUTH		2	CURRENT OWNER 703 JAMESTOWN WAY WEST CHESTER, PA		19382

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
71.03 966 C-N	7104 LANDIS AVE NORTH	2	CURRENT OWNER 22 STONEHILL DRIVE MOHNTON, PA	19540
71.03 966 C-S	7104 LANDIS AVE SOUTH	2	CURRENT OWNER 330 MADISON RD WILLOW GROVE, PA	19090
71.03 967 C-E	102 71ST ST EAST	2	CURRENT OWNER 617 MORRIS LN WALLINGFORD, PA	19086
71.03 967 C-W	102 71ST ST WEST	2	CURRENT OWNER 57 HUNTINGTON FARM DR GLEN MILLS, PA	19342

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

SOUTH JERSEY GAS COMPANY  
CORPORATE HEADQUARTERS  
1 SOUTH JERSEY PLAZA  
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPT.  
10 TANSBORO ROAD FLR 2  
BERLIN, NJ 08009

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY  
ATTN: CORPORATE SECRETARY  
P.O. BOX 610  
CAPE MAY COURT HOUSE, NJ 08210

COMCAST CABLE  
ATTN: GREGORY SMITH, PROJECT MANAGER  
901 WEST LEEDS AVE  
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY  
5100 HARDING HIGHWAY SUITE 399  
MAYS LANDING, NJ 08330

SEA ISLE CITY MUNICIPAL WATER AND SEWER  
ATTN: CITY CLERK  
4501 PARK ROAD  
SEA ISLE CITY, NJ 08243

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-12.

## Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: Piccone  
Property Address: 33 East 71st Street  
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 of Package), **plus one (1) each of the following items:**

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

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

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☒ ZB-5 Notice of Application for Development
- ☒ ZB-6 Certification of Service
- ☒ ZB-7 Proposed letter to the "200 foot list"
- ☒ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☒ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ *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 Clerk in 20 complete sets to include 1 original and 19 copies. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

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

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



# TEITLER & TEITLER, LLC

ATTORNEYS AT LAW

618 WEST AVENUE, SUITE 201  
OCEAN CITY, NJ 08226

(609) 814-9995  
FAX (609) 398-4017

March 20, 2025

## VIA HAND DELIVERY

Genell Ferrilli, Secretary  
Zoning Board of Adjustment  
City of Sea Isle City  
233 John F. Kennedy Boulevard  
Sea Isle City, New Jersey 08243

RE: 33 East 71<sup>st</sup> Street  
Lot: 16, Block: 70.02

Dear Ms. Ferrilli:

I herewith enclose the application of Anthony & Trisha Piccone, owners of the above Property, for variance relief to install a 9.5 foot by 19.6-foot swimming pool in the rear yard of the Property. The Applicants are proposing to install the swimming pool 5.21 feet from the existing two-family dwelling on the Property. A 10-foot setback is required for swimming pools from buildings; thus, variance relief is required. This is the only variance requested or required for approval of this Application. It is important for the Board to note that the proposed swimming pool will not encroach into the side yard or rear yard setbacks. As a result, no neighbor will be substantially impacted by the proposed swimming pool.

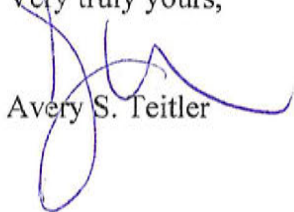
It is respectfully submitted that the requested variance relief is almost de minimis in nature. The only person significantly affected by this request are the Applicants. The pool is very small and will not be readily visible to the adjoining neighbors. In addition, the placement of the swimming pool satisfies the spirit and intent of the zoning ordinance in respecting the boundary setbacks. As a result of the above, the variance can appropriately be granted under the C(2) criteria. Granting this Application will promote safety and general welfare by creating complying accessory structure setbacks to the property lines. Granting the requested relief presents little or no detriment to the public good and will not significantly impair the intent and purpose of the zone plan and zoning ordinance.

Enclosed please find a check in the amount of \$500.00 for your application fees and a check in the amount of \$1,500.00 for your escrow fees. Also enclosed are twenty (20) copies of the Application with attached Zoning Board Document prepared by Thomas/Bechtold, survey prepared by James R. Boney, certification of paid taxes, three self-addressed stamped envelopes, survey affidavit, and a copy of the 200-foot list. Finally, no CAFRA or NJDEP Wetlands Permits are required for approval of this Application.

I thank you very much for your attention and consideration to this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Avery S. Teitler



cc: Owners (via email with enclosures)  
Andrew Bechtold (via email with enclosures)  
Keith Yatsek (via email with enclosures)

enclosures