



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 1/6 ____, as determined by the official Tax Map and Tax Duplicate of the City of

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.

CURRENT OWNER 18 69TH ST WEST SEA ISLE CITY, NJ

KENNETT SQUARE, PA

NEWTOWN, PA CURRENT OWNER 357 HIGHLAND LN BRYN MAWR, PA

CURRENT OWNER 33 71ST STREET EAST SEA ISLE CITY, NJ

VARIANCE REPORT NO OWNER (200 Ft) 70.02, 16

CURRENT OWNER 17 WATERMAN AVE PHILA, PA

33 71ST STREET EAST

33 71ST STREET WEST

30 69TH ST WEST

37 71ST ST EAST

37 71ST ST WEST

Cape May County

Sea Isle City, New Jersey.

ISLAND POOLS

SIGNATURES

ZONING BOARD CHAIRMAN

ZONING BOARD SECRETARY

BOARD ENGINEER

Ò

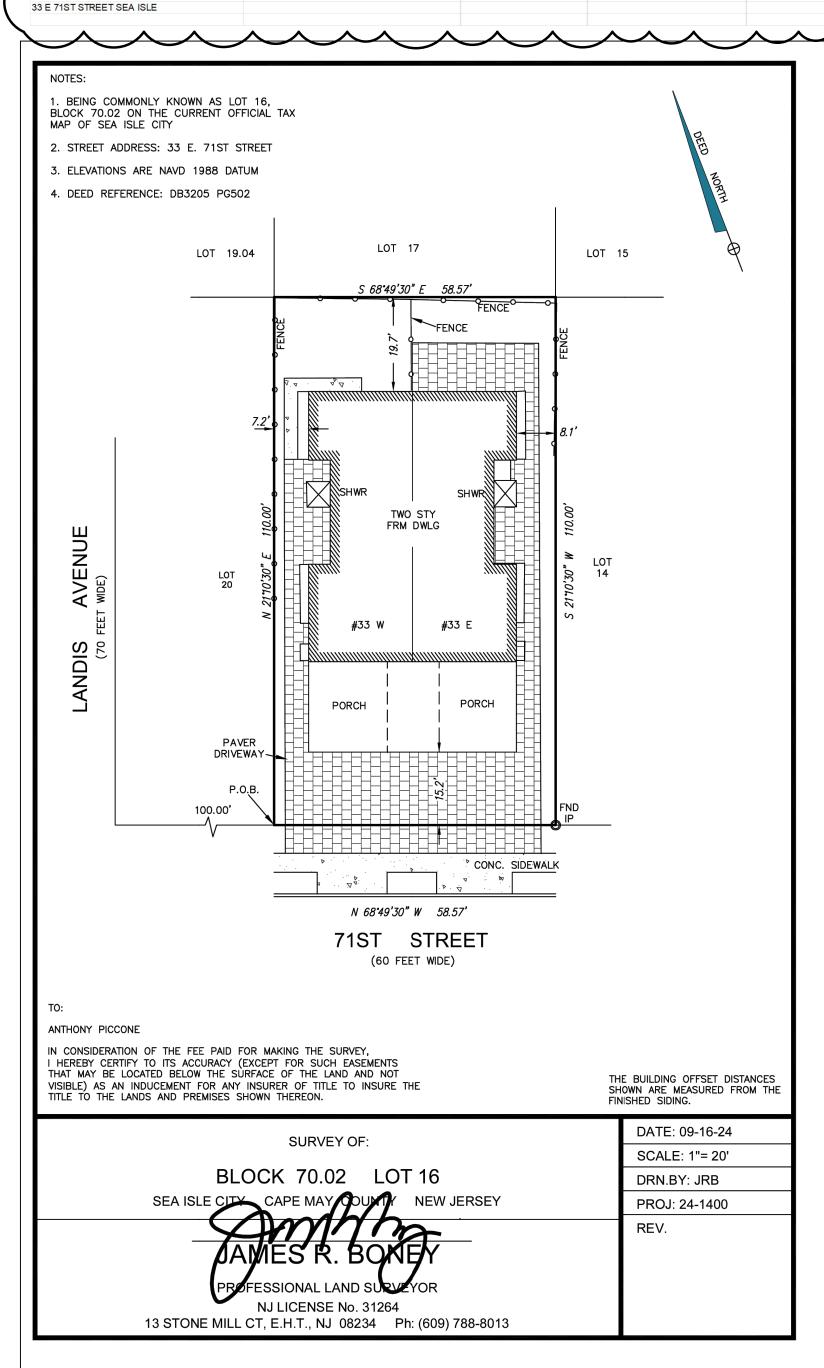
33 E. 71ST STREET

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code	
70.03 1061 C-N	7006 LANDIS-AVE NORTH	í	CURRENT OWNER 325 PROSPECT RD SPRINGFIELD, PA	19064	
70.03 1061 C-S	7006 LANDIS AVE SOUTH		CURRENT OWNER 7006 LANDIS AVE SOUTH SEA ISLE CITY, NJ	083431	
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		CURRENT OWNER 827 CANVASBACK DR MULLICA HILL, NJ	9806Z	
71.02 11 C-E	12 71ST STREET EAST	Ž	CURRENT OWNER 115 QUINCE DR HATBORO, PA	<u> </u>	11100
71.02 11 C-W	12 71ST STREET WEST		CURRENT OWNER 1 MERRILL RD FLEMINGTON, NI	08827	
71.02 13	14 71ST ST 15.01	2	CURRENT OWNER 1110 ROBERTS DRIVE POINT PLEASANT, NJ	08742	Sie
71,02 14,01 C-E	17 72ND ST EAST 12:02		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		5 2 .4
71.02 14.02	19 72ND ST 16:03		CURRENT OWNER 1200 GULPH CREEK DR RADNOR, PA	1908	
71.02 15.02 C-A	(18 71ST ST 1ST FLR		CURRENT OWNER 209 MOREDUN AVE PHILADELPHIA, PA		noss1
71.02 15.02 C-B	.18 71ST ST 2ND FLR		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		Hyp.
					151

Cape May County		VARIANCE REPORT NO OWNER (200 Ft) 70,02, 16			0509 Sea Isle City 01/31/25 Page: 5	
Block Lot	Property Location Additional Lot	Property	Owner Address	71-0		
Qual 71.02	Additional Lot 21 72ND ST WEST	<u>Class</u> 2	City, State CURRENT OWNER	Zip Code		
16.01	16.02	-	10 SAWMILL RD			
C-W			GLEN MILLS, PA	19342		
71.02	22 71ST STREET EAST	2	CURRENT OWNER			
17		-	85 STIRRUP LN			
C-E			THORNTON, PA	19373		
71.02	22 71ST STREET WEST	2	CURRENT OWNER			
17	22 /131 311021 1/231	-	22 71ST ST W			
C-W			SEA ISLE CITY, NJ	08243		
71.02	25 72ND ST EAST	2	CURRENT OWNER			
18	23 72ND 31 CA31	2	25 72ND ST EAST UNIT R1			
C-E			SEA ISLE CITY, NJ	08243		
71.02	DE TONIO OT MISOT	-	CURRENT OWNER			
71.02 18	25 72ND ST WEST	2	CURRENT OWNER 12 RITTENHOUSE CIR			
C-W			NEWTOWN, PA	18940		
71.03	26 710T CT EAC*	-	CURRENT OWNER			
71,02 19	26 71ST ST EAST	2	CURRENT OWNER 3836 NANLYN FARM CIRCLE			
C-E			DOYLESTOWN, PA	18902		
71.02 19	26 71ST ST WEST	2	CURRENT OWNER 33504 MARINA BAY CIRCLE			
C-W			MILLSBORO, DE	19966		
71.02 20	30 71ST ST EAST	2	CURRENT OWNER 373 BRITTANY COURT			
C-E			SOUDERTON, PA	18964		
				10507		
71.02	30 71ST STREET WEST	2	CURRENT OWNER			
20 C-W			16 CHERRY FARM LN WEST CHESTER, PA	19382		
•			HEST GRESTERY FA	19362		
71.02	7105 LANDIS AVE NORTH	2	CURRENT OWNER			
21 C-N			1749 ASHBROOKE AVE GARNET VALLEY, PA	19060		
· · ·			ORRIET VALLET, FA	19000		
71.02	7105 LANDIS AVE SOUTH	2	CURRENT OWNER			
21 C-S			12 JAMES HAYWARD RD GLEN MILLS, PA	19342		
				19342		
71.02	7109 LANDIS AVE NORTH	2	CURRENT OWNER			
22 C-N			330 ROBERTS AVE GLENSIDE, PA	19038		
			occioioc, i a	19036		
71.02	7109 LANDIS AVE SOUTH	2	CURRENT OWNER			
22 C-S			703 JAMESTOWN WAY WEST CHESTER, PA	19382		
C-3			WEST CHESTER, PA	19302		
Cape May County			VARIANCE REPORT NO OWNER (200 Ft)		0509 Sea Isle City	
			70.02, 16		01/31/25 Page: 6	
Block	Property Location		Owner			
Lot	Additional Lot	Property	Address			
Qual 71.03	7104 LANDIS AVE NORTH	Class 2	City, State CURRENT OWNER	Zip Code		
966	3 . Barbag . WE ROKIII	2.	22 STONEHILL DRIVE			
C-N			MOHNTON, PA	19540		
71.03	7104 LANDIS AVE SOUTH	2	CURRENT OWNER			
966	, 10 , 201013 AVE 300111	-	330 MADISON RD			
C-S			WILLOW GROVE, PA	19090		
74.03	102 71ST ST EAST	2	CURRENT OWNER			
	102 / 131 31 EM31	2	617 MORRIS LN			
967			WALLINGFORD, PA	19086		
71.03 967 C-E	102 71CT CT WEST	7		19086		
967	102 71ST ST WEST	2	WALLINGFORD, PA CURRENT OWNER 57 HUNTINGTON FARM DR	19086		

		-
	w	
7		
	TO BE LIAMITED.	
	UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:	1
		1
• .		1
	SOUTH JERSEY GAS COMPANY	1
	CORPORATE HEADQUARTERS	
	1 SOUTH JERSEY PLAZA	
	FOLSOM, NJ 08037	
	THE PART OF THE PA	
	VERIZON ENGINEERING DEPT. 10 TANSBORO ROAD FLR 2	
	BERLIN, NJ 08009	
	DERLIN, 18 00000	
	CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY	
	ATTN: CORPORATE SECRETARY	
	P.O. BOX 610 CAPE MAY COURT HOUSE, NJ 08210	
` •	CAPE INIAT COOK! HOUSE, IN SOLES	
	COMCAST CABLE	
	ATTN: GREGORY SMITH, PROJECT MANAGER	
	901 WEST LEEDS AVE ABSECON, NJ 08201	
	ADDICON, NO DOZDZ	
	The second secon	
	ATLANTIC CITY ELECTRIC COMPANY 5100 HARDING HIGHWAY SUITE 399	
	MAYS LANDING, NJ 08330	
	(A)X12 EVICENCE) IN PROPER	
	AND CINED	
	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	
	COLINTY DI ANNING AND/OR THE COMMISSIONER OF THE N3 DEPARTMENT OF	
	BE PROVIDED NOTICE IN ACCORDANCE WITH NISA 40:55D-12.	
	·	
	REV. 12/15.2014	

5/12/2025 ZO	NING COMPLIANCE			
	R-2			
ZONING STANDARD	REQUIRED/	EXISTING	PROPOSED	VARIANCE
	PERMITTED	CONDITIONS	CONDITIONS	REQUIRE
USE	ONE & TWO FAMILY	DUPLEX	DUPLEX	NO
MINIMUM LOT AREA	5,000 SF	6,442.7 SF	6,442.7 SF	NO
MINIMUM LOT WIDTH	50'	58.57'	58.57'	NO
MINIMUM LOT FRONTAGE	50'	58.57'	58.57'	NO
MINIMUM LOT DEPTH	100'	110'	110'	NO
MINIMUM POOL SETBACKS (TO WATER'S EDGE) SIDE	5'	N/A	6'	NO
REAR	5'	N/A	6'	NO
BUILDING TO POOL	10' 5'	N/A	5.54'	YES
POOL EQUIPMENT PATIO	5'	N/A N/A	9.10' 5'	NO NO
MINIMUM BUILDING REAR YARD SETBACK	20'	19.7'	19.7'	ENC/NO
PLANTED GREEN SPACE AROUND POOL				
REAR YARD	4'	N/A	4'	NO
SIDE YARD	4'	N/A	4'	NO
MAXIMUM BUILDING COVERAGE	2,255 SF, 35%	2,251 SF, 34.9%	2,251 SF, 34.9%	NO
MAXIMUM IMPERVIOUS COVERAGE	4,832 SF 75%	4,877 SF, 75.7%	4,747 SF, 73.7%	NO
33 E 71ST STREET SEA ISLE				



EXISTING CONDITIONS

Date:
2-5-25

Scale:
AS NOTED

Drawn:
AMB

Checked:
GMT/ACB

File No:

Dwg. No.

COPYRIGHT

INGEMENT AND WE WILL DO WHATEVER WE CA

Revisions:

5-12-25

B S

