

**Sea Isle City Zoning Board
of Adjustment**

Applicant's Last Name: T.L. Sea Associates
Property Address: 3802 Landis Avenue
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 - TBS
- ZB-6 Certification of Service - TBS
- 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** / SEA ISLE CITY PLANNING BOARD
SCHEDULE OF APPLICATION FEES AND ESCROW FEES

NAME of Appellant/Applicant: T.L. Sea Associates

Address of Subject Property: 3802 Landis Avenue

Tax Block: 38.03

Lot(s): 23.02 & 24.02

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)	×	\$ 500.00	+	\$ 1,500.00	\$2,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)	×	\$ 200.00	+	\$ 1,500.00	\$1,700.00
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	\$3,500.00
2. Final Plan	×	\$ 750.00	+	\$ 1,500.00	\$2,250.00
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		\$ 1,950.00	+	\$ 7,500.00	= \$ 9,450.00

** 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.)

<b style="color: red; font-size: 1.2em;">SEA ISLE CITY ZONING BOARD OF ADJUSTMENT <b style="font-size: 1.2em;">APPLICATION / APPEAL FORM

Date of Application / Appeal: 3/19/2026

1. **Location of premises that are the subject of this matter:**
 Street address: 3802 Landis Avenue
 Tax Block: 38.03 Lot(s): 23.02 & 24.02
 Zoning District in which premises are located: C-1
2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
T.L. Sea Associates - 515 East Moreland Road, Willow Grove, PA 19090

Designate a **contact person:**

Name: Lyndsy M. Newcomb, Esquire

Best method(s) to reach the contact person:

Telephone Cell Fax e-mail regular mail

Inewcomb@mcdpclaw.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: Lyndsy M. Newcomb, Esquire

Address: 211 Bayberry Drive, Suite 2A
Cape May Court House, NJ 08210

Telephone: 609-463-4601 Fax: 609-463-4606

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

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

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

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

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

- vacant lot
- developed with the following Principal Structure(s):
 - single family dwelling
 - two family dwelling
 - triplex
 - commercial building: _____
 - public building: _____
 - 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) _____ 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: AE9 Zone

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 unknown

8. **Proposed structure or use.** Applicant wishes to (check all that apply):
- change the **size, bulk or location** of existing structure.

- change the **use** of the property or existing structure.
- remove existing structures and build new structure.
- other:

Describe your proposed changes:

Applicant proposes to redevelop the property with a new mixed-use building with commercial operation on the 1st floor and and a total of 5 dwelling units on the 2nd and 3rd floors above.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance: Applicant seeks variance relief for minimum first floor non-residential cover. Applicaiton also seeks a density variance for the number of residential units.

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.

Applicant seeks to add a commerical unit on the ground level which is a permitted use.

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:	C-1			
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	60'	50'	60'	No
Lot Depth	100'	100'	100'	No
Lot Area (s.f.)	5,000 sf	6,000 sf	6,000 sf	No

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

Front Yard SB	7.3' (Landis)	0'/5'	0.0'	No
Front Side yard SB #1	6.5' (38th St)	0'/5'	0.0'	No
Side yard SB #2				
Total SYSB	8.7'	0'/15'	0.0'	No
Rear Yard SB	16.8'	5'	10.1'	No
Building Height	<39'	39'	39'	No

**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 (%)	53.11%	n/a	94.7%	No
Accessory building (%)				

FLOOR AREA RATIO

Principal bldg				
Accessory bldg				

PARKING

Location				
No. spaces on-site	5 spaces	1 space / <1,500 sf unit	6 spaces	No
Driveway	n/a	24'	16'	No

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.

None Known

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

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.

n/a

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
Lyndsy M. Newcomb Esquire - Monzo Catanese DeLollis, P.C.		609-463-4601	609-463-4606
211 Bayberry Dr, Ste 2A, Cape May Court House, NJ 08210			
Vincent Orlando. P.E., P.P - Engineering Design Associates, P.A.			
5 Cambridge Drive, Ocean View, NJ 08230			
		609-390-0332	609-390-9204
William C. McLees, AIA, - William McLees Architecture			
5 Macarthur Blvd, Somers Point, NJ 08244			
		609-927-0888	609-927-0889

VERIFICATION OF APPLICATION

I, Christine Di Franco, 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.

3/19/26
(date)

Christine Di Franco
(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.

VERIFICATION OF APPLICATION

I, James DiFranco, 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.

3/19/26

(date)

James DiFranco

(Signature of Applicant; print name beneath)

James DiFranco

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: T.L. Sea Associates
Address of Subject Property: 3802 Landis Avenue
Tax Block: 38.03 Lot(s): 23.02 & 24.02

Lyndsy M. Newcomb, Esquire _____, 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 _____ George Swensen, PLS and dated 9/23/2025 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.

[Signature]
Signature of Owner/Appellant/Applicant's Attorney

Sworn and subscribed to before me
this 18 day of March, 2026

[Signature]
Notary Public

HOLLY C ORAZI
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 15, 2030
COMMISSION: #50140653



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

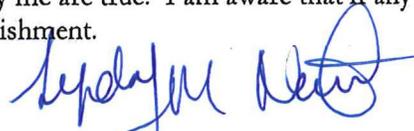
Name of Appellant/Applicant: T.L. Sea Associates

Address of Subject Property: 3802 Landis Avenue

Tax Block: 38.03 Lot(s): 23.02 & 24.02

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.



Signature of Owner/Appellant/Applicant's Attorney

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

T.L SEA ASSOCIATES, LLC OWNERS

1. James DiFranco – 515 East Moreland Road, Willow Grove, PA 19090.
2. Christine DiFranco – 515 East Moreland Road, Willow Grove, PA 19090.

SITE PLAN REVIEW

30 Attachment 1

City of Sea Isle City

EXHIBIT A

SITE PLAN CHECKLIST REQUIREMENTS

(Subsection 30-1.1)

[Ord. No. 1510 (2011) § 38; amended 11-14-2023 by Ord. No. 1707]

(No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted)

1. Completed application forms with all information provided. X
2. Site Plan with the following requirements: X
 1. Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan. X
 2. Indicate proposed use or uses of the land and buildings. X
 3. Site plans should be presented at a scale no smaller than 1" = 50', nor larger than 1" = 20'; size of sheets should not exceed 36 inches x 24 inches. X
 4. Scale and graphic scale. X
 5. North arrow in same direction on all sheets. X
 6. Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. X
 7. Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property. X
 8. Show existing and proposed buildings with dimensions; showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated. X

SEA ISLE CITY CODE

- 9. Submit topographic map to delineate existing contours at two foot intervals, up to ten feet beyond property lines, as well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds, streams and drainage ditches, etc. X
- 10. Indicate the location of all existing and proposed structures, i.e., walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure. X
- 11. Indicate existing zones of the development site and of zones within 200 feet of the property. X
- 12. Show all existing schools and special district boundaries within 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself. N/A
- 13. Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown. X
- 14. Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use. X
- 15. Indicate locations of all utility structures and lines, existing and proposed stormwater drainage on site and off site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grade inverts and directions of flow. X
- 16. Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary. X
- 17. Show all proposed elements and public and community areas. X
- 18. Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines. X

SITE PLAN REVIEW

19. Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers, and wearing surface finishes and construction. X
20. Show location, arrangement and dimensions of truck loading and unloading platforms and docks. N/A
21. Indicate provisions for refuse and garbage disposal. Insure that such areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with view to sight, fire protection, sanitation and security. X
22. Show provisions for screening or storage of equipment, attached or separate from buildings. X
23. Indicate all existing or proposed exterior lighting (freestanding and/or building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display. X
24. Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and facade signs and time control for sign lighting. X
25. Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking. X
26. Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off site and along road, etc. Provision should be made for maintenance. X
27. Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should be considered. X
28. Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted. X

SEA ISLE CITY CODE

- 29. A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented. X
- 30. Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect. X
- 31. Supply appropriate places for signature and date of approval of the Chairman and Secretary of the Board and its engineer. X
- 32. In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs. X
- 33. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans. X
- 34. Final lot grading plan. X
- 35. Show house numbers for each building lot on the final site plan plot only. N/A
- 36. A detailed written list of any additional permits required from the municipality, County, State or Federal agencies. X
- 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street. N/A
- 38. Show all requirements under the Americans with Disabilities Act of 1990 for parking and pedestrian and vehicular movement. X

Zoning Board Application
T.L. Sea Associates, LLC
3802 Landis Avenue

Justification for Relief Sought

Applicant submits this application for property located at 3802 Landis Avenue. This is property sits at the corner of Landis Avenue and 38th Street. It is currently developed with 2.5 story building housing four residential units. The Applicant proposes to redevelop the property with a new mixed-use building with commercial operation on the 1st floor and a total of five dwelling units on the 2nd and 3rd floors above. Parking for the 2nd and 3rd floor residential units will be located under the building.

Preliminary and final site plan are requested for this application. Variance relief is required for density whereby 4.8 units are permitted, and 5 units are proposed. Additionally, variance relief is requested for minimum first floor non-residential cover. All other bulk standards are conforming. Variance relief is requested pursuant to NJSA 40:55D-70(c)(2), the following purposes of zoning will be advanced: (a) to encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare; (b) to secure safety from fire, flood, panic and other natural and man-made disasters; (c) to promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and (d) to promote a desirable visual environment through creative development techniques and good civic design and arrangement. Variance relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Plan and Zoning Ordinance as the use is permitted in the Zone and the development is consistent with those in the area. The Applicant reserves the right to supplement the foregoing narrative with expert testimony at the time of hearing.

Holly Orazi

From: Neil Byrne <nbyrne@seaislecitynj.us>
Sent: Friday, February 27, 2026 4:18 PM
To: Holly Orazi
Cc: Lyndsy Newcomb; andrew.previti@collierseng.com; Genell Ferrilli; Construction
Subject: RE: Floodplain Administration - Planning Board Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Filed to Clio

Holly

Thank you for your email. This reply shall fulfill your obligation to contact the Floodplain Administrator to determine your Flood Zone. The property is located an AE9 zone. This requires all first floors to be located at or in the case of commercial buildings to be flood proofed to a minimum Elevation of BFE 9 + 5 ' NAVD 88. This takes into consideration the FEMA Base Flood Elevation of 9 plus the 4' required by the NJ State CAFÉ + 1' of UCC required free boards.

Should you have any other questions please feel free to contact me.

Thank you
Neil Byrne

Cornelius R. Byrne CFM
Sea Isle City
Construction Official
Zoning Officer
Telephone 609.263.1166 ext #4
Fax 609.263.1366
nbyrne@seaislecitynj.us

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From: Holly Orazi <horazi@mcdpclaw.com>
Sent: Thursday, February 26, 2026 2:34 PM
To: Neil Byrne <nbyrne@seaislecitynj.us>
Cc: Lyndsy Newcomb <lnewcomb@mcdpclaw.com>
Subject: Floodplain Administration - Planning Board Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon:









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 38.03 - Lot 23.02, 24.02, 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 03-06-26


Joseph A. Berrodin, Jr., CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
37.02 1.01	371.1 LANDIS AVE	4A	CURRENT OWNER 14222 SHANNONDELL DR AUDUBON, PA	19403
37.02 1.02	31 38TH ST EAST	2	CURRENT OWNER 1000 LANDIS AVE SEA ISLE CITY, NJ	08243
37.02 2 C-E	31 38TH ST WEST	2	CURRENT OWNER 15 KRAEMER CT DEPTFORD, NJ	08096
37.02 3.01 C-1	23 38TH ST	4A	CURRENT OWNER PO BOX 6 CHESTER HEIGHTS, PA	19017
37.02 3.01 C-101	23 38TH ST	2	CURRENT OWNER 266 A SOUTH MAIN ST WILLIAMSTOWN, NJ	08094
37.02 3.01 C-102	23 38TH ST	2	CURRENT OWNER 23 38TH ST #101 SEA ISLE CITY, NJ	08243
37.02 3.01 C-103	23 38TH ST	2	CURRENT OWNER 120 MEADOWLARK RD STRATFORD, NJ	08084
37.02 3.01 C-104	23 38TH ST	2	CURRENT OWNER 227 AMANDA LN PHOENIXVILLE, PA	19460
37.02 3.01 C-105	23 38TH ST	2	CURRENT OWNER 1402 DENISE CIR PHOENIXVILLE, PA	19460
37.02 3.01 C-106	23 38TH ST	2	CURRENT OWNER 2231 FRANKLIN AVE MORTON, PA	19070
37.02 3.01 C-2	23 38TH ST	4A	CURRENT OWNER 1183 TAMARIND PL WILLIAMSTOWN, NJ	08094
37.02 3.01 C-201	23 38TH ST	2	CURRENT OWNER 266 A SOUTH MAIN ST WILLIAMSTOWN, NJ	08094
37.02 3.01 C-201	23 38TH ST	2	CURRENT OWNER 11619 BARLOW ST PHILADELPHIA, PA	19116

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
37.02 3.01 C-202	23 38TH ST 4.01	2	CURRENT OWNER 703 AUBURN RD FAIRLESS HILLS, PA	19030
37.02 3.01 C-203	23 38TH ST 4.01	2	CURRENT OWNER 55 BARNES RD WASHINGTONVILLE, NY	10992
37.02 3.01 C-204	23 38TH ST 4.01	2	CURRENT OWNER 329 AVON RD SPRINGFIELD, PA	19064
37.02 3.01 C-205	23 38TH ST 4.01	2	CURRENT OWNER 3691 COVINGTON LN DOYLESTOWN, PA	18901
37.02 3.01 C-206	23 38TH ST 4.01	2	CURRENT OWNER 943 TALAMORE DRIVE AMBLER, PA	19002
37.02 3.01 C-3	23 38TH ST 4.01	4A	CURRENT OWNER 266 A SOUTH MAIN ST WILLIAMSTOWN, NJ	08094
37.02 3.01 C-301	23 38TH ST 4.01	2	CURRENT OWNER 23 38TH ST, UNIT 301 SEA ISLE CITY, NJ	08243
37.02 3.01 C-302	23 38TH ST 4.01	2	CURRENT OWNER 23 38TH ST UNIT 302 SEA ISLE CITY, NJ	08243
37.02 3.01 C-303	23 38TH ST 4.01	2	CURRENT OWNER 18 DOYLE RD MATAWAN, NJ	07747
37.02 3.01 C-304	23 38TH ST 4.01	2	CURRENT OWNER 2 CHERRY COURT LAFAYETTE HILL, PA	19444
37.02 3.01 C-305	23 38TH ST 4.01	2	CURRENT OWNER 1 BROMLEY WAY LANGHORNE, PA	19047
37.02 3.01 C-306	23 38TH ST 4.01	2	CURRENT OWNER 1925 HARDING AVE ABINGTON, PA	19001
37.02 3.01 C-4	23 38TH ST 4.01	4A	CURRENT OWNER 266 A SOUTH MAIN ST WILLIAMSTOWN, NJ	08094

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
37.02 3.01 C-5	23 38TH ST 4.01	4A	CURRENT OWNER 266 A SOUTH MAIN ST WILLIAMSTOWN, NJ	08094
37.02 8 C-1A	34 37TH ST 9	2	CURRENT OWNER 169 ABBEY RD ROYERSFORD, PA	19468
37.02 8 C-1B	34 37TH ST 9	2	CURRENT OWNER 1002 BAYBERRY LN COLLEGEVILLE, PA	19426
37.02 8 C-1C	34 37TH ST 9	2	CURRENT OWNER 192 RIDGE PK LAFAYETTE HILL, PA	18902
37.02 8 C-1D	34 37TH ST 9	2	CURRENT OWNER 45 DAVID DR NEWTOWN, PA	18940
37.02 8 C-1E	34 37TH ST 9	2	CURRENT OWNER 34 37TH ST 1E SEA ISLE CITY, NJ	08243
37.02 8 C-1F	34 37TH ST 9	2	CURRENT OWNER 811 JAMESTOWN RD TURNERSVILLE, NJ	08012
37.02 8 C-2A	30 37TH ST 9	2	CURRENT OWNER 61 CUNNINGHAM DR LAGRANGEVILLE, NY	12540
37.02 8 C-2B	30 37TH ST 9	2	CURRENT OWNER 6511 ROCKLAND CT CLIFTON, VA	22024
37.02 8 C-2C	30 37TH ST 9	2	CURRENT OWNER 3701 LANDIS AVE #2C SEA ISLE CITY, NJ	08243
37.02 8 C-2D	30 37TH ST 9	2	CURRENT OWNER 110 SARAH'S LN HORSHAM, PA	19044
37.02 8 C-2E	30 37TH ST 9	2	CURRENT OWNER 724 WINDSOR PL NETHER PROVIDENCE, PA	19086
37.02 8 C-2F	30 37TH ST 9	2	CURRENT OWNER 83 PLYMOUTH DR ROYERSFORD, PA	19468

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
37.03 7.01	125 38TH ST	2	CURRENT OWNER PO BOX 153 RINGOES, NJ	08551
37.03 8.01 C-E	117 38TH ST EAST	2	CURRENT OWNER 320 STAR TAVERN LN WEST CHESTER, PA	19382
37.03 8.01 C-W	117 38TH ST WEST	2	CURRENT OWNER PO BOX 134 SEA ISLE CITY, NJ	08243
37.03 9.01 C-411	115 38TH ST 1ST FL WEST	2	CURRENT OWNER 37 JARED DR ROBINSVILLE TOWNSHIP, NJ	08691
37.03 9.01 C-412	115 38TH ST 1ST FL EAST	2	CURRENT OWNER 115 38TH ST 1ST FL EAST SEA ISLE CITY, NJ	08243
37.03 9.01 C-413	115 38TH ST 1ST FL REAR	2	CURRENT OWNER 104 MECHANICS ST DOYLESTOWN, PA	18901
37.03 9.01 C-414	115 38TH ST 2ND FLR	2	CURRENT OWNER 6 STRATTON LN WASHINGTON TOWNSHIP, NJ	08080
37.03 10.01 C-E	111 38TH ST EAST	2	CURRENT OWNER 390 PINELLAS BAYWAY S #G TIERRA VERDE, FL	33715
37.03 10.01 C-W	111 38TH ST WEST	2	CURRENT OWNER 516 WHIG LANE RD PLESGROVE, NJ	08098
37.03 12.01	3710 LANDIS AVE 11.01,11.03,12.03	4A	CURRENT OWNER 390 PINELLAS BAYWAY S #G TIERRA VERDE, FL	33715
37.03 15	129 38TH ST	2	CURRENT OWNER 3000 VILLAGE WAY APY 304 MARCUS HOOK, PA	19061
37.03 20 C-E	118 37TH ST EAST	2	CURRENT OWNER 3455 FITLER ST PHILA, PA	19114
37.03 20 C-W	118 37TH ST WEST	2	CURRENT OWNER 231 BROOK VALLEY RD TOWACO, NJ	07082

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
37.03 21 CA	114 37TH ST	2	CURRENT OWNER 447 MADDOCK RD SPRINGFIELD, PA	19064
37.03 21 CB	114 37TH ST	2	CURRENT OWNER 162 RICE DR MORRISVILLE, PA	19067
37.03 21 CC	114 37TH ST	2	CURRENT OWNER 122 STEEPLEBUSH RUN WOOLWICH TOWNSHIP, NJ	08085
37.03 21 CD	114 37TH ST	2	CURRENT OWNER 1109 S ROLFE ST ARLINGTON, VA	22204
37.03 21 CE	114 37TH ST	2	CURRENT OWNER 67 CRESCI BLVD HAZLET, NJ	07730
37.03 21 CF	114 37TH ST	2	CURRENT OWNER 101 LINDBERGH AVE BROOMALL, PA	19008
37.03 22	110 37TH ST	2	CURRENT OWNER 3700 LANDIS AVE SEA ISLE CITY, NJ	08243
37.03 23.01	3708 LANDIS AVE 24.01	4A	CURRENT OWNER 31 BROAD LEAF TR MALVERN, PA	19355
38.02 1	3815 LANDIS AVE 2.01	4A	CURRENT OWNER 36 SEABREEZE LANE AVALON, NJ	08202
38.02 2.02 C-A	29 39TH ST 1ST FLR	2	CURRENT OWNER 642 MEADOW DR WEST CHESTER, PA	19380
38.02 2.02 C-B	29 39TH ST 2ND FLR	2	CURRENT OWNER 404 WINCHESTER TERRACE MULLICA HILL, NJ	08062
38.02 3	25 39TH ST	2	CURRENT OWNER 3915 LANDIS AVE SEA ISLE CITY, NJ	08243
38.02 8	3801 LANDIS AVE 9	4A	CURRENT OWNER 260 BALTIMORE PK WAWA, PA	19063

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
38.02 10 C-201	3800 PLEASURE AVE 11	2	CURRENT OWNER 6727 WALNUT AVE PENNSAUKEN, NJ	08109
38.02 10 C-202	3800 PLEASURE AVE 11	2	CURRENT OWNER 12 GLENMORE DR GLEN MILLS, PA	19342
38.02 10 C-203	3800 PLEASURE AVE 11	2	CURRENT OWNER 149 EVAN CT THOROFARE, NJ	08086
38.02 10 C-204	3800 PLEASURE AVE 11	2	CURRENT OWNER 68 HILLVIEW DR SPRINGFIELD, PA	19064
38.02 10 C-205	3800 PLEASURE AVE 11	2	CURRENT OWNER 130 HAMEL AVE GLENSIDE, PA	19038
38.02 10 C-206	3800 PLEASURE AVE 11	2	CURRENT OWNER 214 GREEN VIEW CT PLYMOUTH MEETING, PA	19462
38.02 10 C-207	3800 PLEASURE AVE 11	2	CURRENT OWNER 25 FORDHAM RD LAFLIN, PA	18702
38.02 10 C-208	3800 PLEASURE AVE 11	4A	CURRENT OWNER 3711 CENTRAL AVE SEA ISLE CITY, NJ	08243
38.02 10 C-301	3800 PLEASURE AVE 11	2	CURRENT OWNER 321 MARGUERITE ST NEW MILFORD, NJ	07646
38.02 10 C-302	3800 PLEASURE AVE 11	2	CURRENT OWNER 1635 ERB DR ASTON, PA	19014
38.02 10 C-303	3800 PLEASURE AVE 11	2	CURRENT OWNER 213 SAUDE AVE ESSINGTON, PA	19029
38.02 10 C-304	3800 PLEASURE AVE 11	2	CURRENT OWNER 220 HILLVIEW DR SPRINGFIELD, PA	19064
38.02 10 C-305	3800 PLEASURE AVE 11	2	CURRENT OWNER 823 RHINE BLVD RARTAN, NJ	08869

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
38.02 10 C-306	3800 PLEASURE AVE 11	2	CURRENT OWNER 406 CHESTNUT ST HADDONFIELD, NJ	08033
38.02 10 C-307	3800 PLEASURE AVE 11	2	CURRENT OWNER 29 ELMENDORF CR HILLSBOROUGH, NJ	08844
38.02 10 C-401	3800 PLEASURE AVE 11	2	CURRENT OWNER 339 FARM LANE NORTH WALES, PA	19454
38.02 10 C-402	3800 PLEASURE AVE 11	2	CURRENT OWNER 9 LAKEVIEW LN SOUTHAMPTON, NJ	08088
38.02 10 C-403	3800 PLEASURE AVE 11	2	CURRENT OWNER 213 SAUDE AVE ESSINGTON, PA	19029
38.02 10 C-404	3800 PLEASURE AVE 11	2	CURRENT OWNER 3800 PLEASURE AVE #C-404 SEA ISLE CITY, NJ	08243
38.02 10 C-405	3800 PLEASURE AVE 11	2	CURRENT OWNER 739 ELGIN RD NEWTOWN SQUARE, PA	19073
38.02 10 C-406	3800 PLEASURE AVE 11	2	CURRENT OWNER PO BOX 373 BEAR CREEK, NJ	18602
38.02 10 C-407	3800 PLEASURE AVE 11	2	CURRENT OWNER 123 BYRON TERR CHERRY HILL, NJ	08003
38.03 6.02 C-E	125 39TH ST EAST	2	CURRENT OWNER 263 WILDE AVE DREXEL HILL, PA	19026
38.03 6.02 C-W	125 39TH ST WEST	2	CURRENT OWNER 125 39TH ST WEST SEA ISLE CITY, NJ	08243
38.03 6.03	124 38TH ST	2	CURRENT OWNER 124 38TH ST EAST SEA ISLE CITY, NJ	08243
38.03 7.02 C-A	121 39TH ST 1ST FLR	2	CURRENT OWNER 112 OLD COLONY LN MARLTON, NJ	08053

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
38.03 7.02 C-B	121 39TH ST 2ND FLR	2	CURRENT OWNER 6623 HOLLY RD ALLENTOWN, PA	18106
38.03 7.03	122 38TH ST	2	CURRENT OWNER 2228 CAMEL AVE BENSALEM, PA	19020
38.03 8.02 C-E	117 39TH ST EAST	2	CURRENT OWNER 14035 KELVIN AVE PHILADELPHIA, PA	19116
38.03 8.02 C-W	117 39TH ST WEST	2	CURRENT OWNER 904 S SCHELL ST PHILA, PA	19147
38.03 9.02 C-E	113 39TH ST EAST	2	CURRENT OWNER 113 39TH ST EAST UNIT SEA ISLE CITY, NJ	08243
38.03 9.02 C-W	113 39TH ST WEST	2	CURRENT OWNER 1302 COLES LN CINNAMINSON, NJ	08077
38.03 10.02	109 39TH ST	2	CURRENT OWNER 109 39TH ST SEA ISLE CITY, NJ	08243
38.03 11.02 C-1	3814 LANDIS AVE UNIT 1 12.01	2	CURRENT OWNER 3814 LANDIS AVE UNIT1 SEA ISLE CITY, NJ	08243
38.03 11.02 C-2	3814 LANDIS AVE UNIT 2 12.01	2	CURRENT OWNER 3814 LANDIS AVE UNIT 2 SEA ISLE CITY, NJ	08243
38.03 11.02 C-3	3814 LANDIS AVE UNIT 3 12.01	2	CURRENT OWNER 2157 PHEASANT HILL WAY LANSDALE, PA	19446
38.03 11.02 C-4	3814 LANDIS AVE UNIT 4 12.01	2	CURRENT OWNER P O BOX 98 STRATHMERE, NJ	08248
38.03 11.02 C-5	3814 LANDIS AVE UNIT 5 12.01	4A	CURRENT OWNER 3814 LANDIS AVE UNIT #2 SEA ISLE CITY, NJ	08243
38.03 11.02 C-6	3814 LANDIS AVE UNIT 6	4A	CURRENT OWNER 3814 LANDIS AVE UNIT 2 SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
38.03 11.03	3810 LANDIS AVE 12.02	2	CURRENT OWNER 202 RUINNYMEDE ST JENKINTOWN, PA	19046
38.03 20 C-101	118 38TH ST	2	CURRENT OWNER 53 SPRING HILL DR SWEDESBORO, NJ	08085
38.03 20 C-102	118 38TH ST	2	CURRENT OWNER 3661 FRIAR RD PHILA, PA	19154
38.03 20 C-103	118 38TH ST	2	CURRENT OWNER 30 HOLLOW RD LEVITTOWN, PA	19056
38.03 20 C-104	118 38TH ST	2	CURRENT OWNER 1 DALE LANE WALLINGFORD, PA	19086
38.03 20 C-105	118 38TH ST	2	CURRENT OWNER 345 COUNTRY AVE PHOENIXVILLE, PA	19460
38.03 20 C-106	118 38TH ST	2	CURRENT OWNER 903 AGNES AVE MORTON, PA	19070
38.03 21 C-101	114 38TH ST	2	CURRENT OWNER 603 STONE RD LAUREL SPRINGS, NJ	08021
38.03 21 C-102	114 38TH ST	2	CURRENT OWNER 406 PERRY ST RIDLEY PARK, PA	19078
38.03 21 C-103	114 38TH ST	2	CURRENT OWNER 114 38TH ST UNIT 3 SEA ISLE CITY, NJ	08243
38.03 21 C-104	114 38TH ST	2	CURRENT OWNER 722 GREEN ST LANSDALE, PA	19446
38.03 21 C-105	114 38TH ST	2	CURRENT OWNER 1596 TURKEY TROT RD JAMISON, PA	18929
38.03 21 C-106	114 38TH ST	2	CURRENT OWNER 2327 MERIDIAN BLVD WARRINGTON, PA	18976

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
38.03 22	112 38TH ST	2	CURRENT OWNER 285 HEMLOCK TERR MOUNTAINTOP, PA	18707
38.03 23.01	3806 LANDIS AVE 24.01	4A	CURRENT OWNER 3806 LANDIS AVE SEA ISLE CITY, NJ	08243
38.03 23.02	3802 LANDIS AVE 24.02	2	CURRENT OWNER 515 E MORELAND RD WILLOW GROVE, PA	19090

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: 2/27/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 38.03 / 23.02, 24.02
ACCT ID#: 993-5 & 993-6
LOCATION: 3802 LANDIS AVE
OWNER OF RECORD: T L SEA ASSOCIATES INC

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

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

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

Terence Graff

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

2/27/2026

Date