

**JOSEPHSON  
WILKINSON &  
GILMAN, P.A.  
ATTORNEYS AT LAW**

4210 LANDIS AVENUE  
SEA ISLE CITY, NJ 08243  
(609) 263-0077  
FAX: (609) 368-6033  
E-MAIL: donald.wilkinson@lawjwg.com

FLORENCE E. JOSEPHSON (1943-79)  
DONALD A. WILKINSON  
CORY J. GILMAN

August 28, 2025

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

Re: Uncle Oogie's Housing, LLC  
106 50<sup>th</sup> Street  
Sea Isle City, New Jersey  
Our File No. L0007-25

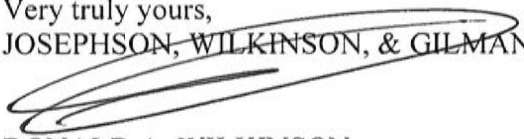
Dear Ms. Ferrilli:

This office represents Uncle Oogie's Housing, LLC in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the October 6<sup>th</sup> meeting.

Please advise if you require any further items.

Very truly yours,  
JOSEPHSON, WILKINSON, & GILMAN P.A.



DONALD A. WILKINSON

DAW/mmg  
Enclosures

## Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: Uncle Oogie's  
Housing, LLC

Property Address: 106 50<sup>th</sup> 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:

1 copy of this Checklist (on top of Package), **plus:**

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

**Plus, 18 sets of Applications, each set compiled of the following documents:**

- ☐ ZB-1 SICZB current Application form, including signed and dated verification
- ☐ ZB-2 Survey, Plan, or Plat Affidavit
- ☐ ZB-5 Proposed form of Notice of Hearing
- ☐ ZB-7 Proposed letter to the "200 foot list"
- ☐ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☐ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ Undersized lot cases only: attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- ☐ Site plan approval and/or subdivision approval, also include:
  - ZB-11 Applications Involving Subdivisions and/or
  - ZB-12 Applications Involving Site Plans

**NOTE** that all Application Packages must be submitted to the Board Secretary in 18 complete sets. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubberband, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

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

Finally: On or before the date of the hearing, the Affidavit of Service [ZB-6] and all certified mail receipts and Proof of Publication must be submitted to the Zoning Board Secretary.

Adopted \_\_\_\_\_, 2005

## SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

### APPLICATION / APPEAL FORM

Date of Application / Appeal: \_\_\_\_\_

1. **Location of premises that are the subject of this matter:**Street address: 106 50<sup>th</sup> Street (formerly 104, 106 50<sup>th</sup> Street)Tax Block: 50.03Lot(s): 22.02,

Zoning District in which premises are located: \_\_\_\_\_

C-22. **Name, address, phone nos. for Applicant(s):**

[see Notes page]

Uncle Oogie's Housing, LLCDesignate a **contact person:**Name: Donald A. Wilkinson, Esq.

Best method(s) to reach the contact person:

Telephone 609-263-0077 Cell \_\_\_\_\_ Fax \_\_\_\_\_ e-mail \_\_\_\_\_ regular mail \_\_\_\_\_3. **Applicant is (check one):** ☒ **property owner** ☐ **contract purchaser**

If contract purchaser, you must attach a copy of the contract to the application.

4. **X 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]

**Louis Cerone- 50%; 2741 S. Colorado St, Philadelphia, PA 19145****Vicki Angelos- 50%; 5108 Pleasure Avenue, Sea Isle City, NJ 08243**5. **Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:**

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: Donald A. Wilkinson, Esq.Address: 4210 Landis AvenueSea Isle City, NJ 08243Telephone: 609-263-0077

Fax: \_\_\_\_\_

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

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

- ☐ 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) Under construction.

The most recent structural changes were made (date) N/A and consisted of \_\_\_\_\_.

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

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

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

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

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

- ☐ No on-site parking is available.  
 Number of on-site parking spaces: \_\_\_\_\_ 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):

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

The property has been used in this manner since Unknown. 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.

X other: \_\_\_\_\_

Describe your proposed changes:

Construct in-ground pool in rear yard

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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:

Accessory setback to main residence 26-27.7 (a)

Any other relief deemed necessary.

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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.

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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".

EXISTING CONDITIONS

REQUIRED BY ORDINANCE

PROPOSED

**VARIANCE  
REQUIRED  
YES/NO**

Zoning District: C-2**LOT AREA/DIMENSIONS:**

Lot Frontage	<u>50'</u>	<u>                    </u>	<u>                    </u>	<u>No</u>
Lot Depth	<u>110'</u>	<u>                    </u>	<u>                    </u>	<u>No</u>
Lot Area (s.f.)	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**PRINCIPAL STRUCTURE** *For the principal structure on the property, indicate the following:* Note: "SB" = setback

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

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

Front Yard SB	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Side Yard SB #1	<u>N/A</u>	<u>                    </u>	<u>6</u>	<u>No</u>
Side Yard SB #2	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Rear Yard SB	<u>N/A</u>	<u>                    </u>	<u>6</u>	<u>No</u>
Distance to other buildings	<u>N/A</u>	<u>10</u>	<u>5</u>	<u>No</u>
Building Height	<u>N/A</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUIRED BY ORDINANCE</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIANCE REQUIRED YES/NO</u></b>
<b><u>LOT COVERAGE</u></b>				
Principal building (%)	<u>                    </u>	<u>                    </u>	<u>340 sq ft</u>	<u>No</u>
Accessory building (%)	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**FLOOR AREA RATIO**

Principal bldg	_____	_____	_____	_____
Accessory bldg	_____	_____	_____	_____

**PARKING**                      N/A

Location	_____	_____	_____	_____
No. spaces on-site	_____	_____	_____	_____
Driveway	_____	_____	_____	_____

**SIGNS**                              N/A

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.

\_\_\_\_\_  
Resolution 2024-06-01- Use Variance for two unit residence.  
\_\_\_\_\_

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 C. Shawl	6 Lake Corson Lane, Marmora, New Jersey	609-846-3975	
<u>ashawl@protonmail.com</u>			

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12,13. The property contains an existing duplex residence under construction. The applicant is proposing to construct two 17' x 10' in ground pools in the rear yard of each unit. The pool will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is 110' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air, open space or fire safety which are the purpose of accessory set back requirements and as such the relief can be granted without substantial detriment to the public good or intent of the Zoning Ordinance.

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VERIFICATION OF APPLICATION

I, DONALD A. WILKINSON, ESQ., do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

  
\_\_\_\_\_  
(Signature of Applicant; print name beneath)

DONALD A. WILKINSON, ESQ.

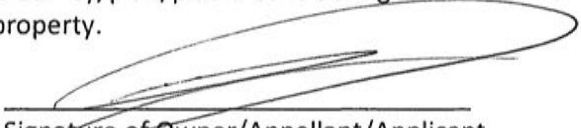
Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
SURVEY/PLAN/PLAT AFFIDAVIT

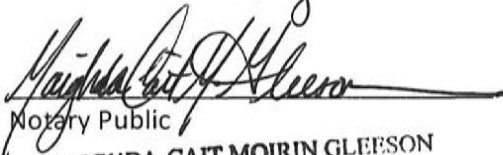
State of New Jersey :  
County of Cape May : ss.  
Name of Appellant/Applicant: Uncle Oogie's Housing, LLC  
Address of Subject Property: 106 50<sup>th</sup> Street  
Tax Block: 50.03 Lot(s): 22.02

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DONALD A. WILKINSON, ESQ., 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 Andrew C. Shawl and dated 08/09/25 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

  
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
this 28 day of August, 2025.

  
Notary Public

**MAIGHDA-CAIT MOIRIN GLEESON**  
A Notary Public of New Jersey  
My Commission Expires November 14, 2027

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

NAME of Appellant/Applicant: UNCLE OOGIE'S HOUSING, LLCAddress of Subject Property: 106 50<sup>th</sup> STREETTax Block: 50.03Lot(s): 22.02

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
<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	2,000
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>		\$ 500	+	\$ 1500	=\$ 2000

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

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

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

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

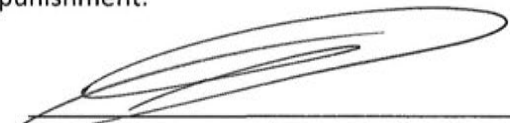
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Name of Appellant/Applicant: Uncle Oogie's Housing, LLC

Address of Subject Property: 106 50<sup>th</sup> Street

Tax Block: 50.03 Lot(s): 22.02  
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The above-named appellant or applicant hereby certifies as follows:

1. I am the attorney for the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges, are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

  
\_\_\_\_\_  
Signature of Owner/Appellant/Applicant  
DONALD A. WILKINSON, ESQ.

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

**Applicant's & Owners Name and Address:**

Uncle Oogie's Housing, LLC

**Subject Property-Street Address:**

[REDACTED]

**Subject Property-Block & Lot Numbers:**

Lot 22.02 Block 50.03

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**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the \_\_\_\_\_ at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting main building set back variance relied to construct two in-ground pools in the rear yard of each residential unit at the property.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

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

**DONALD A. WILKINSON, ESQUIRE**  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077

**Letter to 200' List**

**Applicant's & Owners Name and Address:**

Uncle Oogie's Housing, LLC

**Subject Property-Street Address:**

[REDACTED]

**Subject Property-Block & Lot Numbers:**

Lot 22.02 Block 50.03

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**Dear Property Owner:**

**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the \_\_\_\_\_ at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting main building set back variance relied to construct two in-ground pools in the rear yard of each residential unit at the property.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

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

**DONALD A. WILKINSON, ESQUIRE  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077**





# City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

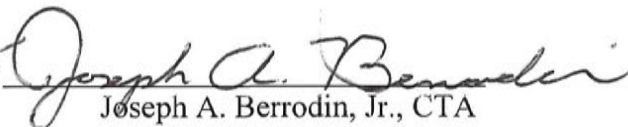
233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

609-263-4461

I, Joseph A. Berrodin, Jr., CTA, Tax Assessor of the City of Sea Isle City, New Jersey, hereby certify that the attached is a list of owners within two hundred (200) feet of Block 50.03 - Lot 22.02, 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 8/20/2015   
Joseph A. Berrodin, Jr., CTA  
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
49.02 1.01	35 50TH ST 2.01	4A	CURRENT OWNER 2966 E THOMPSON ST PHILADELPHIA, PA	19134
49.02 1.02 C-E	29 50TH ST EAST 2.03	2	CURRENT OWNER 627 GUILFORD RD CHERRY HILL, NJ	08003
49.02 1.02 C-W	29 50TH ST WEST 2.03	2	CURRENT OWNER 196 HIDDEN HILLS RD MEDIA, PA	19063
49.02 2.02	4911 LANDIS AVE	4A	CURRENT OWNER 4911 LANDIS AVE SEA ISLE CITY, NJ	08243
49.03 10 C-E	109 50TH ST EAST	2	CURRENT OWNER 109 50TH ST SEA ISLE CITY, NJ	08243
49.03 10 C-W	109 50TH ST WEST	2	CURRENT OWNER 25 E 2ND ST MEDIA, PA	19063
49.03 11.01	4914 LANDIS AVE 12.01	4A	CURRENT OWNER 4914 LANDIS AVE SEA ISLE CITY, NJ	08243
49.03 20 C-E	118 49TH ST EAST	2	CURRENT OWNER 835 SULLIVAN DR LANDSDALE, PA	19446
49.03 20 C-W	118 49TH ST WEST	2	CURRENT OWNER 2336 A FAIRMONT AVE PHILADELPHIA, PA	19130
49.03 21 C-E	114 49TH ST EAST	2	CURRENT OWNER 6 CHERRY CIR GLEN MILLS, PA	19342
49.03 21 C-W	114 49TH ST WEST	2	CURRENT OWNER 6 CHERRY CIRCLE GLEN MILLS, PA	19342
49.03 22 C-E	110 49TH ST EAST	2	CURRENT OWNER 6 MICHELE CT SEWELL, NJ	08080
49.03 22 C-W	110 49TH ST WEST	2	CURRENT OWNER 891 BOBLINK LN WEST CHESTER, PA	19382

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
49.03 24 C-101	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 9 GROVES RD GLEN MILLS, PA	19342
49.03 24 C-102	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 34 CEDAR ST LIMERICK, PA	19468
49.03 24 C-103	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 225 WILLETS WAY GLEN MILLS, PA	19342
49.03 24 C-104	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 264 SILVERBELL CT WEST CHESTER, PA	19380
49.03 24 C-105	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 335 REGAL DR ABINGDON, MD	21009
49.03 24 C-201	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 204 LINCOLN AVE HAVERTOWN, PA	19083
49.03 24 C-202	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 111 HUNTLEY DR WARRINGTON, PA	18976
49.03 24 C-203	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 114 RUNNMEDE DR LANSDALE, PA	19446
49.03 24 C-204	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 18 OAKWOOD DR CINNAMINSON, NJ	08077
49.03 24 C-205	4900 LANDIS AVE 23,11.02,12.02	2	CURRENT OWNER 351 TAVISTOCK BLVD HADDONFIELD, NJ	08033
49.03 950 C-E	125 50TH ST EAST	2	CURRENT OWNER 1211 SCOTT PL WARWICK, PA	18974
49.03 950 C-W	125 50TH ST WEST	2	CURRENT OWNER 7 S HALL CT WAYNE, NJ	07420
49.03 952 C-E	121 50TH ST EAST	2	CURRENT OWNER 21 WELLESLEY LANE DOWNINGTON, PA	19335

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
49.03 952 C-W	121 50TH ST WEST	2	CURRENT OWNER 225 HADDON AVE # 4302 HADDON TWP, NJ	08108
49.03 954 C-E	117 50TH ST EAST	2	CURRENT OWNER 50 WEST 97TH ST APT 14T NEW YORK, NY	10025
49.03 954 C-W	117 50TH ST WEST	2	CURRENT OWNER 50 WEST 97TH ST APT 14T NEW YORK, NY	10025
49.03 955 C-E	115 50TH ST EAST	2	CURRENT OWNER 616 TWICKENHAM RD GLENSIDE, PA	19038
49.03 955 C-W	115 50TH ST WEST	2	CURRENT OWNER 115 50TH ST WEST SEA ISLE CITY, NJ	08243
50.02 1.01	5015 LANDIS AVE	4A	CURRENT OWNER 138 56TH ST SEA ISLE CITY, NJ	08243
50.02 1.02	5009 LANDIS AVE	4A	CURRENT OWNER 406 STARFISH LN EGG HARBOR TWP, NJ	08234
50.02 1.03 C-E	32 50TH ST EAST 8.01,8.02	2	CURRENT OWNER 135 NOTTINGHAM DR RICHBORO, PA	18954
50.02 1.03 C-W	32 50TH ST WEST 8.01,8.02	2	CURRENT OWNER 2 ALDANS WAY NEWTOWN,PA	18940
50.02 2 C-E	27 51ST STREET EAST	2	CURRENT OWNER 7104 RAMSGATE CT CLARKSVILLE, MD	21089
50.02 2 C-W	27 51ST STREET WEST	2	CURRENT OWNER 5224 MUIRFIELD DR DAMSVILLE, MD	21754
50.02 9.01	28 50TH ST 9.02	2	CURRENT OWNER 1401 WHISPERING WOODS DR WILLAMSTOWN, NJ	08094
50.03 12 C-01	5008 LANDIS AVE	4A	CURRENT OWNER 202 W 17TH ST OCEAN CITY, NJ	08226

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
50.03 12 C-02	5010 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-03	5012 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-04	5014 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-05	5016 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-06	5018 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-07	5020 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 12 C-08	5020 LANDIS AVE	4A	CURRENT OWNER 4670 STONEY BRIDGE RD MILLVILLE, NJ	08332
50.03 22.01	108-110 50TH ST	2	CURRENT OWNER 212 KENT DR EXTON, PA	19341
50.03 22.02	106 50TH ST	2	CURRENT OWNER 5108 PLEASURE AVE SEA ISLE CITY, NJ	08243
50.03 24.01 C-N	5000 LANDIS AVE NORTH 23.04,23.05,24.02	4A	CURRENT OWNER 2966 E THOMPSON ST PHILADELPHIA, PA	19134
50.03 24.01 C-S	5000 LANDIS AVE SOUTH 23.04,23.05,24.02	4A	CURRENT OWNER 44 SUNSET DR PETERSBURG, NJ	08270
50.03 930.01 C-E	125 51ST ST EAST	2	CURRENT OWNER 3030 GRAND BAY BLVD #372 LONGBOAT KEY, FL	34228
50.03 930.01 C-W	125 51ST ST WEST	2	CURRENT OWNER 133 SHORE CREST CT MARCO ISLAND, FL	34145

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
50.03 930.02	50TH ST 931	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
50.03 932 C-E	121 51ST ST EAST	2	CURRENT OWNER 2408 HOLLIS RD HAVERTOWN, PA	19083
50.03 932 C-W	121 51ST ST WEST	2	CURRENT OWNER 322 WEST TWELFTH AVE CONSHOHOCKEN, PA	19428
50.03 933 C-E	124 50TH ST EAST	2	CURRENT OWNER 124 50TH ST E SEA ISLE CITY, NJ	08243
50.03 933 C-W	124 50TH ST WEST	2	CURRENT OWNER 2250 JEFFERSON LN HUNTINGDON VALLEY, PA	19006
50.03 934 C-E	117 51ST ST EAST	2	CURRENT OWNER 20 WYNEWOOD DR COLLEGEVILLE, PA	19426
50.03 934 C-W	117 51ST ST WEST	2	CURRENT OWNER 24 REMINGTON LN MALVERN, PA	19355
50.03 935	118 50TH ST	2	CURRENT OWNER 118 50TH ST SEA ISLE CITY, NJ	08243
50.03 936 C-E	113 51ST ST EAST	2	CURRENT OWNER 1413 VALLEY VW WARRINGTON, PA	18976
50.03 936 C-W	113 51ST ST WEST	2	CURRENT OWNER 103 STONEY CT LANSDALE, PA	19446
50.03 937	114 50TH ST	2	CURRENT OWNER 114 50TH ST SEA ISLE CITY, NJ	08243
50.03 938 C-E	109 51ST ST EAST	2	CURRENT OWNER 109 51ST STREET SEA ISLE CITY, NJ	08243
50.03 938 C-W	109 51ST STREET WEST	2	CURRENT OWNER 917 EMERALD DOWNS GARNET VALLEY, PA	19060

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
50.03 939 C-E	105 51ST ST EAST	2	CURRENT OWNER 47 PENN CIR HOLLAND, PA	18966
50.03 939 C-W	105 51ST ST WEST	2	CURRENT OWNER PO BOX 591 SEA ISLE CITY, NJ	08243
51.03 24 C-N	5100 LANDIS AVE NORTH	2	CURRENT OWNER 7 HARVEST DR PITTSBORO, NJ	08318
51.03 24 C-S	5100 LANDIS AVE SOUTH	2	CURRENT OWNER 14 ANNESLEY DR GLEN MILLS, PA	19342
51.03 898 C-E	120 51ST ST EAST	2	CURRENT OWNER 305 STONYHILL DR CHALFONT, PA	18914
51.03 898 C-W	120 51ST ST WEST	2	CURRENT OWNER 713 TORY LN PHOENIXVILLE, PA	19460
51.03 900 C-E	114 51ST ST EAST	2	CURRENT OWNER 211 GREEN BANK WAY HARLEYSVILLE, PA	19438
51.03 900 C-W	114 51ST ST WEST	2	CURRENT OWNER 16 ERICA DR LANGFORD, PA	19040
51.03 902 C-E	110 51ST EAST	2	CURRENT OWNER 996 S BREWSTER RD VINELAND, NJ	08361
51.03 902 C-W	110 51ST ST WEST	2	CURRENT OWNER 450 PETERS WAY PHOENIXVILLE, PA	19460

**Andrew C Shawl PE LLC**

6 Lake Corson Lane  
Marmora, NJ 08223  
609 846 3975  
ashawl@protonmail.com

August 29, 2025

Don Wilkinson  
Josephson, Wilkinson, & Gilman  
4210 Landis Ave  
Sea Isle City, NJ 08243

RE: Storm Water Calculations, Revised for Pool and Reduced Patio  
104 50<sup>th</sup> Street, Sea Isle City, NJ

Mr Wilkinson:

The purpose of this letter is to transmit a signed and sealed report for storm water calculations for the subject property, which is enclosed with this letter.

The calculations are based on plans, prepared by Martinelli Group LLC (dated 6-17-21 and 9-2-21), myself (dated 10-11-23 Revised), and the owner provided sketch for a pool. The area of the parcel is 5500 square feet and the impervious surface coverage increased to 4618 square feet from 3806 square feet as measured from revised plans. A 3 foot landscape buffer has been added around three sides of the pool.

A storm water recharge system is required to reduce 30% of the post development storm run-off from the site entering the municipal storm water drainage system. The design storm is the 25 year storm.

Calculations and details are included with this report. The plans and sketch are included by reference only.

Thanks for the opportunity to provide this report.

Sincerely,

*Andrew C Shawl*

Andrew C Shawl, PE  
License # 24GE04012700