

Adopted _____, 2005

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

APPLICATION / APPEAL FORM

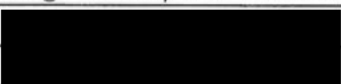
Date of Application / Appeal: _____

1. Location of premises that are the subject of this matter:Street address: 5507 Central Avenue, Unit NorthTax Block: 55.03Lot(s): 1542

Zoning District in which premises are located: _____

R-2**2. Name, address, phone nos. for Applicant(s):**

[see Notes page]

Hugh J. Ferry and Christine Madden, husband and wifeDesignate 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. ☐ 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: 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):

<input type="checkbox"/>	Appeal from decision of Zoning Official	NJSA 40:55D-70a
<input type="checkbox"/>	Interpretation of Zoning Ordinance or Map	NJSA 40:55D-70b
<input checked="" type="checkbox"/>	Hardship variance, "c" or "bulk" variance	NJSA 40:55D-70c(1)
<input checked="" type="checkbox"/>	Flexible "c" variance	NJSA 40:55D-70c(2)
<input type="checkbox"/>	Use variance or "D" variance	NJSA 40:55D-70d
<input type="checkbox"/>	(1) Use or principal structure not permitted in zoning district	
<input type="checkbox"/>	(2) Expansion of non-conforming use	
<input type="checkbox"/>	(3) Deviation from conditional use standard	
<input type="checkbox"/>	(4) Increase in permitted floor area ratio	
<input type="checkbox"/>	(5) Increase in permitted density	
<input type="checkbox"/>	(6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%	
<input type="checkbox"/>	Permit to build in street bed	NJSA 40:55D-34
<input type="checkbox"/>	Permit to build where lot does not abut street	NJSA 40:55D-36
<input type="checkbox"/>	Site plans	NJSA 40:55D-76
<input type="checkbox"/>	Major site plan review	
<input type="checkbox"/>	Preliminary site plan approval	
<input type="checkbox"/>	Final site plan approval	
<input type="checkbox"/>	Minor site plan review	
<input type="checkbox"/>	Waiver of site plan	
<input type="checkbox"/>	Subdivision	NJSA 40:55D-76
<input type="checkbox"/>	Minor subdivision	
<input type="checkbox"/>	Major subdivision	
<input type="checkbox"/>	Preliminary approval	
<input type="checkbox"/>	Final approval	
<input type="checkbox"/>	Waivers from subdivision and/or site plan standards	
<input type="checkbox"/>	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):
- | | |
|--|---|
| <input type="checkbox"/> single family dwelling | <input type="checkbox"/> commercial building: _____ |
| <input checked="" type="checkbox"/> two family dwelling | <input type="checkbox"/> public building: _____ |
| <input type="checkbox"/> triplex | <input type="checkbox"/> other: _____ |
| <input type="checkbox"/> other multi-unit residential structure [number of units: _____] | |

The Principal Structure was originally built (date) 1999.

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: 6 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 1999. Before that time, the property was used as _____

8. **Proposed structure or use.** Applicant wishes to (check all that apply):

- ☐ Change the **size, bulk or location** of existing structure.
☐ change the **use** of the property or existing structure.
☐ remove existing structures and build new structure.
☒ other: _____

Describe your proposed changes:

Construct in-ground pool in Unit North rear yard.

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 (a) Distance pool to main building

Any other relief deemed necessary.

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

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

☐ Land Use Procedures, Sec. XXIX _____

☐ Site Plan Review, Sec. XXX _____

☐ Land Subdivision, Sec. XXXII _____

☐ Signs, Sec. XXXIII _____

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

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

	EXISTING <u>CONDITIONS</u>	REQUIRED BY <u>ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE</u> <u>REQUIRED</u> <u>YES/NO</u>
Zoning District: R-2				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	55	50	55	No

Lot Depth	100	100	100	No
Lot Area (s.f.)	5500	5000	5500	No

PRINCIPAL STRUCTURE*For the principal structure on the property, indicate the following:*

Note: "SB" = setback

Front Yard SB	17	15	17	No
Side yard SB #1	10	5	10	No
Side yard SB #2	10	5	10	No
Total SYSB	20	15	20	No
Rear Yard SB	21	20	21	No
Building Height	32+	32+	32*	No

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

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

**EXISTING
CONDITIONS****REQUIRED BY
ORDINANCE****PROPOSED****VARIANCE
REQUIRED
YES/NO****LOT COVERAGE- Existing; See****Plans**

Principal building (%)				
Accessory building (%)				

FLOOR AREA RATIO

Principal bldg

Accessory bldg

PARKING

Location N/A

No. spaces
on-site

Driveway

SIGNS

Dimensions N/A

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.

Not to our knowledge

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

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.
- _____
- _____
- _____
- _____
- _____
17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).
18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

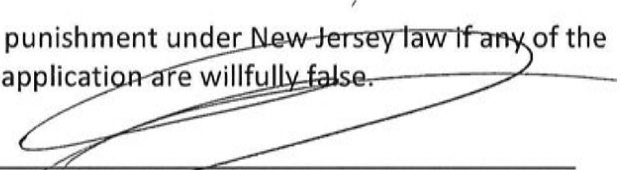
Name	Address	Phone	Fax
Gregory K. Schneider	215 Shore Rd., Marmora, NJ 08226	609-365-1747	

12,13. The property contains an existing duplex residential condominium. The applicants are the North unit owners and are proposing to install a 10' x 21.5' in-ground pool in their limited common rear yard area. The pool will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is 100' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air or 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. To our knowledge the city has proposed a change to the Zoning Ordinance making the required setback of an accessory structure to the main building 5'. That change is pending. The applicant's proposed distance is 5' which will meet the proposed setback.

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
 ATTORNEY FOR APPLICANT


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: Hugh J. Ferry & Christine Madden
Address of Subject Property: 5507 Central Avenue, Unit North
Tax Block: 55.03 Lot(s): 1542

DONALD A. WILKINSON, being duly sworn according to law, upon his/her oath, deposes and says:

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 the attached sealed survey/plan/plat prepared by Gregory K. Schneider and dated 01/21/25 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 7 day of March, 2025.



Notary Public

MAIGHIDA-CAIT MOIRIN GLEESON

A Notary Public of New Jersey

My Commission Expires November 11, 2027

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

NAME of Appellant/Applicant: HUGH J. FERRY & CHRISTINE MADDEN (H/W)

Address of Subject Property: 5507 CENTRAL AVE, UNIT NORTH

Tax Block: 55.03

Lot(s): 1542 (C-N)

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)	X	\$ 500.00	+	\$ 1,500.00	2000
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n / a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
OTHER					
***Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$ 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

Name of Appellant/Applicant: Hugh J. Ferry and Christine Madden


Address of Subject Property: 5507 Central Avenue, Unit North

Tax Block: 55.03

Lot(s): 1542 (c-N)

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

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

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: 3/7/2025

RE: Certification of Taxes and Utility Accounts for the Planning / Zoning Board.

BLOCK / LOT / QUAL: 55.03 / 1542 / C-N
ACCT ID#: 6255-0
LOCATION: 5507 CENTRAL AVE NORTH
OWNER OF RECORD: FERRY, HUGH J & MADDEN CHRISTINE

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 2025. Water / Sewer taxes are paid through 1ST quarter of 2025.

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

3/7/2025

Date

Applicant's & Owners Name and Address:

Hugh J. Ferry and Christine Madden
[REDACTED]

Subject Property-Street Address:

5507 Central Avenue, unit North, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 1542 Block 55.03

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 **7th of April, 2025** 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 variance relief for accessory use to main building setback for a proposed rear yard in ground pool.

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

Proposed Letter to 200' List

Applicant's & Owners Name and Address:

Hugh J. Ferry and Christine Madden
[REDACTED]

Subject Property-Street Address:

5507 Central Avenue, unit North, Sea Isle City, New Jersey

Subject Property-Block & Lot Numbers:

Lot 1542 Block 55.03

Dear Property Owner:

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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

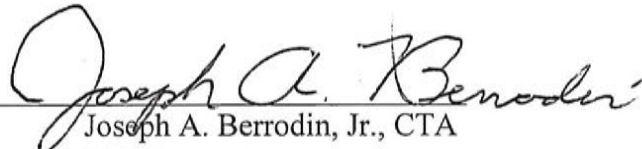
233 JOHN F. KENNEDY BLVD.
SEA ISLE CITY, NJ 08243
609-263-4461

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 55.03 - Lot 1542, 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

3/4/2025


Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot			City, State		
54.03 1.01 CA	5415 CENTRAL AVE SOUTH 2.01		2	CURRENT OWNER 5415 CENTRAL AVENUE SOUTH SEA ISLE CITY, NJ		08243
54.03 1.01 CB	5413 CENTRAL AVE NORTH 2.01		2	CURRENT OWNER 730 SHEARER ST NORTH WALES, PA		19454
54.03 3.01 CA	139 55TH ST SOUTH 2.03		2	CURRENT OWNER 480 K STREET SW #1435 WASHINGTON, DC		20024
54.03 3.01 CB	139 55TH ST NORTH 2.03		2	CURRENT OWNER 324 SUN VALLEY DR MAPLE GLEN, PA		19002
54.03 3.02 C-E	137 55TH ST EAST 4.01		2	CURRENT OWNER 1295 CLEARVIEW DR YARDLEY, PA		19067
54.03 3.02 C-W	137 55TH ST WEST 4.01		2	CURRENT OWNER 7 TREATY ELM LN SHAMONG, NJ		08088
54.03 4.02 C-E	133 55TH ST EAST 5.01		2	CURRENT OWNER 117 MOONFLOWER RD HATBORO, PA		19040
54.03 4.02 C-W	133 55TH ST WEST 5.01		2	CURRENT OWNER 825 WOODS END CT COLLEGEVILLE, PA		19426
54.04 748.01 C-E	5412 CENTRAL AVE EAST 750.01		2	CURRENT OWNER 23239 SHANNONDELL DR NORRISTOWN, PA		19403
54.04 748.01 C-W	5412 CENTRAL AVE WEST 750.01		2	CURRENT OWNER 425 KERRWOOD DR WAYNE, PA		19087
55.03 1530 C-E	121 56TH ST EAST		2	CURRENT OWNER 121 56TH ST EAST SEA ISLE CITY, NJ		08243
55.03 1530 C-W	121 56TH ST WEST		2	CURRENT OWNER 444 FOREST LN NORTH WALES, PA		19454
55.03 1531 C-A	122 55TH ST EAST		2	CURRENT OWNER 122 E 55TH ST SEA ISLE CITY, NJ		08243

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
55.03 1531 C-B	122 55TH ST WEST	2	CURRENT OWNER 10381 BUTTERFLY PALM #922 FORT MYERS, FL	33966
55.03 1532 C-E	125 56TH STREET EAST	2	CURRENT OWNER 112 SEDONA LN WYOMISSING, PA	19610
55.03 1532 C-W	125 56TH ST WEST	2	CURRENT OWNER 9704 FOXGROVE LN ALLISON PARK, PA	15101
55.03 1533 C-A	126 55TH ST EAST	2	CURRENT OWNER 126 55TH ST EAST SEA ISLE CITY, NJ	08243
55.03 1533 C-B	126 55TH ST WEST	2	CURRENT OWNER 126 55TH ST SEA ISLE CITY, NJ	08243
55.03 1534 C-E	129 56TH ST EAST	2	CURRENT OWNER 2755 S LINCOLN AVE VINELAND, NJ	08361
55.03 1534 C-W	129 56TH ST WEST	2	CURRENT OWNER 5892 THREE IRON DR NAPLES, FL	34110
55.03 1535 C-E	130 55TH ST EAST	2	CURRENT OWNER 14 CORBIN DRIVE EXTON, PA	19341
55.03 1535 C-W	130 55TH ST WEST	2	CURRENT OWNER 224 REGENCY DR NORTH WALES, PA	19454
55.03 1536 C-N	133 56TH ST NORTH	2	CURRENT OWNER 6713 A MITCHELL ST PHILADELPHIA, PA	19128
55.03 1536 C-S	133 56TH ST SOUTH	2	CURRENT OWNER 604 EDERER LANE AMBLER, PA	19002
55.03 1537 C-E	134 55TH ST EAST	2	CURRENT OWNER 4 CREEKVIEW CIRC LE WEST CHESTER, PA	19382
55.03 1537 C-W	134 55TH ST WEST	2	CURRENT OWNER 92 DUNDEE CT WILLIAMSTOWN, NJ	08094

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
55.03 1538 C-E	137 56TH ST EAST	2	CURRENT OWNER 3561 HARVEST GLEN DR FRISCO, TX	75034
55.03 1538 C-W	137 56TH ST WEST	2	CURRENT OWNER 1838 POOL FORGE LANCASTER, PA	17601
55.03 1539 C-E	138 55TH ST EAST	2	CURRENT OWNER 411 CANDLEWOOD RD BROOMALL, PA	19008
55.03 1539 C-W	138 55TH ST WEST	2	CURRENT OWNER 411 CANDLEWOOD RD BROOMALL, PA	19008
55.03 1540 C-E	143 56TH ST EAST	2	CURRENT OWNER 281 CHARLES ST SOUTHAMPTON, PA	18966
55.03 1540 C-W	143 56TH ST WEST	2	CURRENT OWNER 1 STABLE CT SEWELL, NJ	08080
55.03 1541 C-N	5511 CENTRAL AVE NORTH	2	CURRENT OWNER 907 STUMP RD CHALFONT, PA	18914
55.03 1541 C-S	5511 CENTRAL AVE SOUTH	2	CURRENT OWNER 1701 HIBBRED LN WEST CHESTER, PA	19380
55.03 1542 C-N	5507 CENTRAL AVE NORTH	2	CURRENT OWNER 375 W WATSONFORD RD RADNOR, PA	19087
55.03 1542 C-S	5507 CENTRAL AVE SOUTH	2	CURRENT OWNER 5507 CENTRAL AVE SEA ISLE CITY, NJ	08243
55.03 1543 C-N	5505 CENTRAL AVE NORTH	2	CURRENT OWNER 265 STEEPLECHASE CIR WILMINGTON, DE	19808
55.03 1543 C-S	5505 CENTRAL AVE SOUTH	2	CURRENT OWNER 814 JEFFREY PINE DR BEAR, DE	19701
55.03 1544 C-E	142 55TH ST EAST	2	CURRENT OWNER 142 55TH ST EAST SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
55.03 1544 C-W	142 55TH ST WEST	2	CURRENT OWNER 404 ALLEGIANCE DRIVE WEST CHESTER, PA	19382
55.04 1545 C-E	201 56TH ST EAST	2	CURRENT OWNER 542 PARKVIEW WAY NEWTOWN, PA	18940
55.04 1545 C-W	201 56TH ST WEST	2	CURRENT OWNER 1406 LARCH LN WEST CHESTER, PA	19380
55.04 1546 C-N	5512 CENTRAL AVE NORTH	2	CURRENT OWNER 5512 CENTRAL AVE NORTH SEA ISLE CITY, NJ	08243
55.04 1546 C-S	5512 CENTRAL AVE SOUTH	2	CURRENT OWNER 2705 NORTH KENT RD BROOMALL, PA	19008
55.04 1547 C-N	5508 CENTRAL AVE NORTH	2	CURRENT OWNER 5508 CENTRAL AVE NORTH SEA ISLE CITY, NJ	08243
55.04 1547 C-S	5508 CENTRAL AVE SOUTH	2	CURRENT OWNER 1078 CHELSEA WAY COLLEGEVILLE, PA	19426
55.04 1548 C-N	5504 CENTRAL AVE NORTH	2	CURRENT OWNER 366 LAWRENCE RD HUNTINGDON VALLEY, PA	19006
55.04 1548 C-S	5504 CENTRAL AVE SOUTH	2	CURRENT OWNER 114 KREWSON TERRACE WILLOW GROVE, PA	19090
55.04 1549	5500 CENTRAL AVE	1	CURRENT OWNER 2535 STONY CREEK RD LANSDALE, PA	19446
55.04 1550 C-E	209 56TH ST EAST	2	CURRENT OWNER 228 OXFORD HILL LN HAVERTOWN, PA	19083
55.04 1550 C-W	209 56TH ST WEST	2	CURRENT OWNER 1402 ROSE TREE LN HAVERTOWN, PA	19083
55.04 1551	210 55TH ST	2	CURRENT OWNER 103 STONEYBROOK BLVD NEWTOWN SQUARE, PA	19073

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State		
56.03 1449 C-E	130 56TH ST EAST		2	CURRENT OWNER 10710 MEADOW LN PHILADELPHIA, PA	19154	
56.03 1449 C-W	130 56TH ST WEST		2	CURRENT OWNER 1322 RED OAK DR CHALFONT, PA	18914	
56.03 1451	134 56TH ST		2	CURRENT OWNER 116 12TH ST BELLEAIR BEACH, FL	33786	
56.03 1453	138 56TH ST		2	CURRENT OWNER 138 56TH ST SEA ISLE CITY, NJ	08243	
56.03 1457 C-E	146 56TH ST EAST		2	CURRENT OWNER 783 VALLEY RD BLUE BELL, PA	19422	
56.03 1457 C-W	146 56TH ST WEST		2	CURRENT OWNER 1404 REVELATION RD MEADOWBROOK, PA	19046	
56.04 1461 C-E	202 56TH ST EAST		2	CURRENT OWNER 217 CAMBRIDGE CHASE EXTON, PA	19341	
56.04 1461 C-W	202 56TH ST WEST		2	CURRENT OWNER 582 COACH RD HORSHAM, PA	19044	

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

March 7, 2025

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

Re: Hugh J. Ferry and Christine Madden
5507 Central Avenue, Unit North
Sea Isle City, New Jersey
Our File No. L0017-25


Dear Ms. Ferrilli:

This office represents the above named applicants in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the April 7th meeting, if possible.

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: Ferry/Madden
	Property Address: 5507 Central Ave, North
	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.