

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: 2201-03 Landis Avenue
 Tax Block: 22.02 Lot(s): 10
 Zoning District in which premises are located: R-2

2. Name, address, phone nos. for Applicant(s): [see Notes page]

Joseph A. Troilo, Jr. and Elena Zarabara

 Designate a **contact person**:
 Name: Michael J. Malinsky, Esquire
 Best method(s) to reach the contact person:
 Telephone ☒ Cell ☐ Fax ☒ e-mail ☐ regular mail
609-572-2331; mmalinsky@foxrothschild.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: MICHAEL J. MALINSKY, Esquire, FOX ROTHSCHILD, MMALINSKY@FOXROTHSCHILD.COM
 Address: 1301 ATLANTIC AVENUE, MIDTOWN BUILDING, SUITE 400
ATLANTIC CITY NJ 08401
 Telephone: (609) 572-2331 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) 1999.

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

Accessory structures. At present, the following are on the property: None

- | | | |
|--|---------------------------------------|----------------------------------|
| <input type="checkbox"/> detached garage | <input type="checkbox"/> storage shed | <input type="checkbox"/> dock(s) |
| <input type="checkbox"/> swimming pool | <input type="checkbox"/> 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: 6
- How many are stacked parking? 5

Number and location of driveways: 2; 1 located along 22nd Street and 1 located along Landis Avenue.

Elevation level.

Flood elevation of the property is: V-11, BFE 12.0 NGVD

Elevation at top of curb, street frontage is: undetermined

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 single family residence

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:

Please see Application Rider.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:
City Ordinance Section 26-46.4 front yard setback variance on 22nd Street
and Ordinance section 26-46.8 building height variance for proposed parapet
wall
-
-
-

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

N/A

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:	R-2			
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	55.05 feet	50 feet	55.05 feet	No
Lot Depth	100 feet	100 feet	100 feet	No
Lot Area (s.f.)	5,505 s.f.	5,000 s.f.	5,505 s.f.	No
<u>PRINCIPAL STRUCTURE</u>				
	<i>For the principal structure on the property, indicate the following: setback</i>			Note: "SB" =
Front Yard SB (LANDIS AVE SIDE)	7.9' at 3rd floor	15 feet	15.4' to new roof parapet	NO
Side yard SB #1	8.2' at 3rd floor	15 feet	8.4' to 2nd flr bumpout	Yes
Side yard SB #2 (SE SIDE)	2.85' at 3rd floor	5 feet	4.85'	Existing Non-Conforming
Total SYSB	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Rear Yard SB	27.7' to existing stairs	20'	27.7' to existing stairs	NO
Building Height	25.5' (Above EL. 14.0')	25' (Above EL. 14.0')	27.4' (Above EL. 14.0')	YES

**ACCESSORY
STRUCTURES**

For all accessory structures on the property, indicate the following:
NOT APPLICABLE

Front Yard SB	N/A	N/A	N/A	N/A
Side Yard SB #1	N/A	N/A	N/A	N/A
Side Yard SB #2	N/A	N/A	N/A	N/A
Rear Yard SB	N/A	N/A	N/A	N/A
Distance to other buildings	N/A	N/A	N/A	N/A
Building Height	N/A	N/A	N/A	N/A

EXISTING
CONDITIONSREQUIRED BY
ORDINANCEPROPOSEDVARIANCE
REQUIRED
YES/NO**LOT COVERAGE**

Principal building (%)	<u>1,780 s.f. (32.3%)</u>	<u>35%</u>	<u>1,797 s.f. (32.6%)</u>	<u>No</u>
Accessory building (%)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

FLOOR AREA RATIO

Principal bldg	<u>4,057 s.f. (73%)</u>	<u>80%</u>	<u>74018 s.f. (74%)</u>	<u>No</u>
Accessory bldg	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

PARKING

Location	<u>onsite</u>	<u>onsite</u>	<u>onsite</u>	<u>No</u>
No. spaces on-site	<u>6</u>	<u>2 per unit</u>	<u>6</u>	<u>No</u>
Driveway	<u>2 AT 9'x18'</u>	<u>2 AT 9'x18'</u>	<u>2 AT 9'x18'</u>	<u>No</u>

SIGNS

Dimensions	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Number	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Location	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Type (Freestanding or Building Mounted)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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 applicant's 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
James E. Chadwick P.E. & R.A., LLC,	1348 Asbury Avenue, Ground Floor Ocean City, NJ 08226	(609) 391-6460	(609) 391-6463 jamesechadwick@aol.com

VERIFICATION OF APPLICATION

I, Joseph A. Troilo, Jr. [REDACTED] both do hereby certify to the following: Condominium Association Members

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.

09/30/2024

(date)

(Signature of Applicant; print name beneath)

Joseph A. Troilo, Jr.

10/20/2024

(date)

(Signature of Applicant; print name beneath)

Joseph Cassidy

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.

APPLICATION RIDER
Joseph A. Troilo, Jr. and Elena Zarabara
Joseph and Donna Cassidy
Block 22.02, Lot 10

Applicants, Joseph A. Troilo, Jr. and Elena Zarabara [REDACTED] ("Applicants") are the owner of the above referenced property (the "Property") in Sea Isle City. The Property is currently developed with a 3-story residential duplex. The Applicants seek to renovate the existing duplex. Specifically, the Applicants seek to add a new bump out/window-seat to the 2nd floor. The Property is located in the "R-2" Two Family Residential Zoning District, where duplexes are a permitted use. Applicant requires the following bulk variance:

1. §26-46.4-to allow a front yard setback of 8.2' from the second floor to 22nd Street, where 15' is required; and
2. §26-46.8(b)-to allow a building height of 27.42', where 25' is the maximum permitted.

The Property is also subjecting to the following existing non-conformity, which is not being affected or exacerbated by the proposed development.

1. §26-46.5(a)-minimum side yard setback of 4.85', where 5' is required.

Even though the Applicants require variance relief for the front yard setback from the second floor, the existing front yard setback is already 8.2', therefore the Applicants are maintaining the already existing front yard setback. Regarding the building height, the Applicants require a variance because of the existing flat roof. If the roof was pitched, the Applicants would be permitted to have a building height of 32'. The proposed height of the building is in character with other duplexes in Sea Isle. The addition of the bump out window is part of an enhancement to the existing duplex, which was built in 1999 to make it more aesthetically pleasing.

The Applicants also request the Board direct the issuance of a permit to allow the replacement of pavement in the public right of way on 22nd Street pursuant to N.J.S.A. 40:55D-34. The Applicants seek to replace a section of pavement on 22nd Street with brick pavers due to flooding issues in this area, which is causing a mosquito problem.

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

State of Pennsylvania :
County of Delaware : ss.

Name of Appellant/Applicant: Joseph A. Troilo, Jr.

Address of Subject Property: 2201 Landis Avenue

Tax Block: 22.02 Lot(s): 10


Joseph A. Troilo, Jr. _____, 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 the Martinelli Group L.L.C. and dated 3-18-2020 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 17th day of December, 2024.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
YUMENO TAYLOR YOUNG - Notary Public
Delaware County
My Commission Expires June 13, 2026
Commission Number 1421965

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

NAME of Appellant/Applicant: JOSEPH TROILO

Address of Subject Property: 2201-03 LANDIS AVENUE

Tax Block: 22.02

Lot(s): 10

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	\$2000.00
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	\$1200.00
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		\$ 700.00	+	\$ 2500.00	= \$ 3200.00

** 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.)

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

Name of Appellant/Applicant: JOSEPH TROILO
Address of Subject Property: 2201 LANDIS AVENUE
Tax Block: 22.02 Lot(s): 10

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
JOSEPH TROILO

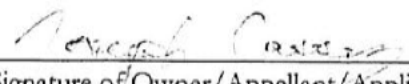
*Attach the certification of paid taxes provided by the
Sea Isle City Tax Collector to this form.*

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

Name of Appellant/Applicant: _____
Address of Subject Property: 2203 LANDIS AVENUE
Tax Block: 22.02 Lot(s): 10

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

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

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: 10/7/2024

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

BLOCK / LOT / QUAL: 22.02 / 10 / C-N & C-S

ACCT ID#: 6190-0 / 6191-0

LOCATION: 2201 LANDIS AVENUE NORTH / 2201 LANDIS AVENUE SOUTH

OWNER OF RECORD: [REDACTED] / TROILO, JOSEPH A JR & ZARABARA, ELENA

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

Comments: Property taxes are paid through the 3RD quarter of 2024. Water / Sewer taxes are paid through 3RD quarter of 2024.

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

Maureen Conte

CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

10/7/2024

Date



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 22.02 - Lot 10, 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 12-06-24

Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
21.02 1.01	2113 LANDIS AVE	2	CURRENT OWNER 1 BRETT LN MALVERN, PA		19355
21.02 1.02	BEACH OPEN SPACE 2-5,9-13	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
22.01 6	22ND & PLEASURE 7,8,14-21	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
22.02 1 C2211	2211 LANDIS AVE NORTH	2	CURRENT OWNER 132 ALTAIR DR SEWELL, NJ		08080
22.02 1 C2213	2213 LANDIS AVE SOUTH	2	CURRENT OWNER 1873 BROOKFIELD ST VINELAND, NJ		08361
22.02 2	2209 LANDIS AVE	2	CURRENT OWNER 9 SHADOW LAKE DR INDIAN MILLS, NJ		08088
22.02 3	BEACH OPEN SPACE 4,5,11-13	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
22.02 9	2205 LANDIS AVE	2	CURRENT OWNER 2 CAPSHIRE DR CHERRY HILL, NJ		08003
22.02 10 C-N	2201 LANDIS AVE NORTH	2	CURRENT OWNER 112 N LEXINGTON AVE HAVERTOWN, PA		19083
22.02 10 C-S	2201 LANDIS AVE SOUTH	2	CURRENT OWNER 1901 WALNUT AT 138 RITTENHOUSE PLZ, PHILA, PA		19103
25.03 1.17	2300 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
25.03 1.18	2220 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
25.03 1.19	2216 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
25.03 1.20	2212 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
25.03 1.21	2208 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
25.03 1.22	2204 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
25.03 1.23	2200 LANDIS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
25.04 1	BAY-OLD DUMP	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243

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.

REV. 12/15.2014



Fox Rothschild LLP
ATTORNEYS AT LAW

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Suite 400
Atlantic City, NJ 08401-7212
Tel (609) 348-4515 Fax (609) 348-6834
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MICHAEL J. MALINSKY
Direct No: 609.572.2331
Email: MMalinsky@FoxRothschild.com

December 11, 2024

VIA FEDERAL EXPRESS

Ms. Genell Ferrilli
Board Secretary
233 John F. Kennedy Blvd
Sea Isle City, NJ 08243

Re: Joseph A. Troilo, Jr. and Elena Zarabara and Joseph and Donna Cassidy
Application to the Sea Isle City Zoning Board
2201-2203 Landis Avenue
Block 22.02, Lot 10

Dear Ms. Ferrilli:

The undersigned represents Joseph A. Troilo, Jr. and Elena Zarabara and Joseph and Donna Cassidy (the "Applicants") relative to their application before the City of Sea Isle Zoning Board for bulk variance relief and the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for the above referenced property in the City of Sea Isle (the "Application"). Enclosed please find the following in support of the Application:

1. One (1) completed Application Checklist;
2. Check in the amount of \$2,500.00 for the Application fee;
3. Check in the amount of \$700.00 for the Escrow fee;
4. One (1) completed form W-9;
5. One (1) completed Application Fees and Escrow Fees Calculation Sheet;
6. One (1) 200 foot list dated December 6, 2024;

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



Fox Rothschild LLP
ATTORNEYS AT LAW

Ms. Genell Ferrilli
December 11, 2024
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7. Twenty (20) copies of the Zoning Board Application For Development Form and Application Rider;
8. Twenty (20) copies of Certifications of Payment of Taxes and Municipal Liens;
9. Twenty (20) copies of certification of paid taxes from City of Sea Isle City Tax Collection Department dated October 7, 2024;
10. Twenty (20) copies of Existing Conditions Survey, prepared by the Martinelli Group L.L.C. dated March 18, 2020; and
11. Twenty (20) signed and sealed Variance Plan for Building Alterations prepared by James E. Chadwick, P.E., R.A., dated September 19, 2024 (one (1) sheet per set); and
12. Twenty (20) signed and sealed Preliminary Plans for Alteration to Existing Duplex prepared by James E. Chadwick, P.E., R.A., dated June 9, 2024 , last revised September 24, 2024 (two (2) sheets per set).

Items referenced in numbers 1 through 6 are collated into one (1) set; and items referenced in numbers 7 through 12 above are collated into twenty (20) sets, including one (1) set with all original documents.

Please list this application for consideration on the January 6, 2025, hearing date. Should you need anything else to process the Application please contact my office. Thank you.

Very truly yours,

Michael J. Malinsky

MJM:
Enclosures

**Sea Isle City Zoning Board
of Adjustment**

Applicant's Last Name: JOSEPH TROILO
Property Address: 2201-03 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 of Package), **plus one (1) each of the following items:**

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

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

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☐ ZB-5 Notice of Application for Development To be supplied.
- ☐ ZB-6 Certification of Service To be supplied.
- ☐ ZB-7 Proposed letter to the "200 foot list" To be supplied once hearing date is confirmed.
- ☒ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☒ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ *Undersized lot cases only:* Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- ☐ *Site plan approval and/or subdivision approval,* also include: ZB-11 Applications Involving Subdivisions and/or ZB-12 Applications Involving Site Plans

NOTE that all Application Packages must be submitted to the Board Clerk in 20 complete sets to include 1 original and 19 copies. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

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

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