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: 141 81st Street
   Tax Block: 80.03 Lot(s): 255
   Zoning District in which premises are located: R-2

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
   Bill Metzler - 141 81st Street, West Unit, Sea Isle City, New Jersey
   [redacted]

   Designate a **contact person**:
   Name: Andrew D. Catanese, Esq.
   Best method(s) to reach the contact person:
   Telephone Cell Fax **e-mail** regular mail
   acatanese@mcdpclaw.com; rvargas@mcdpclaw.com

3. Applicant is (check one): ☑ property owner ☐ contract purchaser
   If contract purchaser, you must attach a copy of the contract to the application.

4. ☐ Check here if the Applicant is a corporation or partnership.
   [If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:
   [Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

   Name: Andrew D. Catanese - Monzo Catanese DeLollis, P.C.
   Address: 211 Bayberry Drive, Ste 2A, Cape May Court House, NJ 08210

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

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

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

- ☐ Appeal from decision of Zoning Official — NJSA 40:55D-70a
- ☐ Interpretation of Zoning Ordinance or Map — NJSA 40:55D-70b
- ☑ Hardship variance, "c" or "bulk" variance — NJSA 40:55D-70c(1)
- ☑ Flexible "c" variance — NJSA 40:55D-70c(2)
- ☐ Use variance or "D" variance — NJSA 40:55D-70d
  - ☐ (1) Use or principal structure not permitted in zoning district
  - ☐ (2) Expansion of non-conforming use
  - ☐ (3) Deviation from conditional use standard
  - ☐ (4) Increase in permitted floor area ratio
  - ☐ (5) Increase in permitted density
  - ☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed — NJSA 40:55D-34
- ☐ Permit to build where lot does not abut street — NJSA 40:55D-35
- ☐ Site plans — NJSA 40:55D-76
  - ☐ Major site plan review
    - ☐ Preliminary site plan approval
    - ☐ Final site plan approval
  - ☐ Minor site plan review
  - ☐ Waiver of site plan
- ☐ Subdivision — NJSA 40:55D-76
  - ☐ Minor subdivision
  - ☐ Major subdivision
    - ☐ Preliminary approval
    - ☐ Final approval
  - ☐ Waivers from subdivision and/or site plan standards
- ☐ Other

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

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

- ☐ vacant lot
- ☑ developed with the following Principal Structure(s):
  - ☐ single family dwelling
  - ☑ two family dwelling
  - ☐ triplex
  - ☐ commercial building: _____
  - ☐ public building: _____
  - ☐ other: _____
  - ☐ other multi-unit residential structure [number of units: _____]

The Principal Structure was originally built (date) 1985.

The most recent structural changes were made (date) 2022 +/- and consisted of an addition to the easterly unit.

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

- ☐ detached garage
- ☑ storage shed
- ☐ dock(s)
- ☐ swimming pool
- ☑ other: outdoor shower

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? 2 + 2

Number and location of driveways: 2 (81st Street)

Elevation level.

Flood elevation of the property is: 6.3' +/-

Elevation at top of curb, street frontage is: 6.0 +/-

This property is ☐ is not ☑ on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

- ☐ single family dwelling
- ☑ two family dwelling
- ☐ three family dwelling
- ☐ other multi-family dwelling
- ☐ other (describe)
- ☐ restaurant
- ☐ store
- ☐ public building
- ☐ office

The property has been used in this manner since 1985.

Before that time, the property was used as unknown.

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

- ☑ change the **size, bulk or location** of existing structure.

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

Describe your proposed changes:
Construct an addition to the existing two-family dwelling on the westerly residential unit.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:

None. However, existing conditions do not comply with § 26-46.4, § 26-46.5a, § 26-46.5b § 26-46.6 § 26-27.7

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".

Zoning District: R-2

	EXISTING CONDITIONS	REQUIRED BY ORDINANCE	*PROPOSED*	*VARIANCE REQUIRED YES/NO*
LOT AREA/DIMENSIONS:				
Lot Frontage	55'	50'	No change	NO
Lot Depth	100'	100'	No change	NO
Lot Area (s.f.)	5,500 sf	5,000 sf	No change	NO
PRINCIPAL STRUCTURE	*For the principal structure on the property, indicate the following:* setback			Note: "SB" =
South (81st St.) Front Yard SB	12.9' (Deck)	15'	No change	ENC
West (central Ave.) Front Yard ~~Side yard SB #1~~	9.9' (Deck) / 20' (to bldg)	15'	No change	ENC / NO
Side yard SB ~~#2~~ (N)	10.8' (deck/bldg)	5'	6.2' (Addition)	NO
Total SYSB		N/A		
Rear Yard SB	9.7' (Deck)	20'	No change	ENC
Building Height	26.1'	31'	No Change	NO
ACCESSORY STRUCTURES	*For all accessory structures on the property, indicate the following:*			
Front Yard SB	> 15'	15'	>15'	NO
Side Yard SB #1	3.2' (shed)	5'	3.2' (shed) 6.2' (shower)	ENC / NO
Side Yard SB #2		N/A		
Rear Yard SB	3.7' (shed)	5'	no change	ENC
Distance to other buildings	< 10'	10'	No change	ENC
Building Height	< 15'	15' above curb or CL	< 15'	NO

	EXISTING CONDITIONS	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
LOT COVERAGE				

Principal building (%)	28.4% (1,562 SF)	35%	33% (1,816 SF)	No
Accessory building (%)	3.2% (173 SF)	10%	1.9% (106 SF)	No
FLOOR AREA RATIO				
Principal bldg	0.67	0.8	0.79	No
Accessory bldg		N/A		
PARKING				
Location	Rear Yard & Front Yard		No Change	
No. spaces on-site	6 - 3 per unit	6 - 3 per unit	No Change	No
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.

None Known.

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

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
Andrew D. Catanese, Esq.	211 Bayberry Drive, Ste 2A	(609) 463-4601	(609) 463-4606
	Cape May Court House, NJ 08210		
John E. Halbruner, P.E., R.A.	4 Clermont Drive	(609) 398-4477	
	Clermont, NJ 08210		
James E. McAfee, R.A.	105 Roosevelt Blvd., Suite 1A	(609) 200-6086	
	Marmora, NJ 08223		

VERIFICATION OF APPLICATION

I, Bill Metzler, 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.

9/14/2024 William J Metzler
(date) (Signature of Applicant; print name beneath)

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

ZB-2

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

State of New Jersey :
: ss.
County of Cape May :

Name of Appellant/Applicant: Bill Metzler

Address of Subject Property: 141 81st Street

Tax Block: 80.03 Lot(s): 255

Bill Metzler, 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 Paul M. Koelling, PLS and dated May 21, 2025 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.

3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

William J Metzler
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 16th day of September, 2026.

Rachael C. Vargas Camacho
Notary Public

RACHAEL C VARGAS CAMACHO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 29, 2030
COMMISSION: #50233949

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

NAME of Appellant/Applicant: Bill Metzler

Address of Subject Property: 141 81st Street

Tax Block: 80.03 Lot(s): 255

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. 1735 (2026) 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	+	$ 1,500.00	
2. Interpretations (40:55D-70b)		$ 350.00	+	$ 2,500.00	
3. Hardship or Bulk (40:55D-70c)		$ 500.00	+	$ 3,500.00	$4,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		$ 200.00	+	$ 3,500.00	
5. Permits (40:55D-34 & 35)		$ 200.00	+	$ 1,500.00	
6. Appeals (City Ordinances)		$ 400.00	+	$ 1,200.00	
PLANNING BOARD					
Each informal review		$ 100.00	+	$ 3,000.00	
SUBDIVISION					
1.Preliminary plat (major subdivision)		$ 500.00	+	$ 600.00 per lot	
2. Final plat (major subdivision)		$ 450.00	+	$ 3,500.00	
3. Minor subdivision (no more than 3 lots)		$ 350.00	+	$ 3,500.00	
4. Tax Map Maintenance Fee (per line)		$ 100.00		n/a	
SITE PLANS					
1. Preliminary		$ 500.00	+	$ 3,500.00	
2. Final Plan		$ 750.00	+	$ 3,500.00	
3. Minor Site Plan		$ 250.00	+	$ 2,500.00	
OTHER					
Any special meeting at the request of appellant/applicant		$ 400.00	+	$ 1,200.00	
TOTALS		$ 500.00	+	$ 3,500.00	=$ 4,000.00

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

[[SICPB/ZB Fees Form effective 5/18/2026 as per Ordinance No. 1735 (2026) Page 1&2 of 2]]

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.)

ZB-4

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

CERTIFICATION OF PAYMENT OF TAXES AND MUNICIPAL LIENS

Name of Appellant/Applicant: Bill Metzler

Address of Subject Property: 141 81st Street

Tax Block: 80.03 Lot(s): 255

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.

William J Metzler

Signature of Owner/Appellant/Applicant

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

Zoning Board Application
Bill Metzler
141 81st Street (Block 80.03, Lots 255)

Justification for Relief Sought

Applicant submits this application for property located at 141 81st Street (Block 80.03, Lot 255). The site contains an existing two-family (duplex) residential building with detached sheds and other associated site improvements located in the R-2 zoning district. The applicant proposes to construct an addition on the westerly unit per the enclosed plans by McAfee Architecture. The proposed addition includes an expanded kitchen and improved third-floor stairwell, as well as a new storage area, HVAC platform, and outdoor shower on the ground floor.

The proposed renovation will be fully compliant with the zoning ordinance and will not create, extend, or expand any nonconforming conditions. Additionally, no new bedrooms are proposed as part of the renovation. However, variances are requested for the following existing nonconformities which are to remain: front yard setback (to decks) and rear yard setback. Additionally, nonconforming accessory side yard and rear yard setbacks and distance to the principal structure will remain for existing storage shed.

Variance relief is sought under the C-1 Hardship and Broad-C standards. Hardship variance relief is requested because the preexisting nature of the home with nonconforming yards makes the proposed *conforming* addition impossible absent variance relief. Broad-C variance relief is appropriate because the project advances numerous purposes of zoning, including promoting the general welfare (by permitted renovation of the existing home). The variance relief may be granted without substantially impairing the intent and purpose of the zoning ordinance or zone plan due to the relatively minor nature of the proposed changes and the fact that the addition does not create, extend, or expand any nonconformities. Rather relief is sought solely for existing conditions.

End.

DRAFT

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
NOTICE OF APPLICATION FOR DEVELOPMENT

Applicant's Name & Address: Bill Metzler
141 81st Street, West Unit
Sea Isle City, New Jersey 08243

Owner's Name & Address: Same as Applicant

Subject Property, Street Address: 141 81st Street
Subject Property, Block & Lot No.: Block 80.03, Lot 255
Zoning District R-2

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board of Adjustment on Monday, TBD, 20____ at 7:00 p.m., in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Blvd., Sea Isle City, NJ to consider an Application for Development regarding the above described property. The property is/will be developed with a two-family home. Applicant seeks variance relief to do the following construct an addition to the westerly residence.

In order to do this, the Applicant is seeking the following variances from the Sea Isle City Zoning Ordinance: Front yard setback and rear yard setback for principle building. Side yard setback, rear yard setback and distance to principal structure to accessory building.

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Clerk of the Zoning Board of Adjustment, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ.

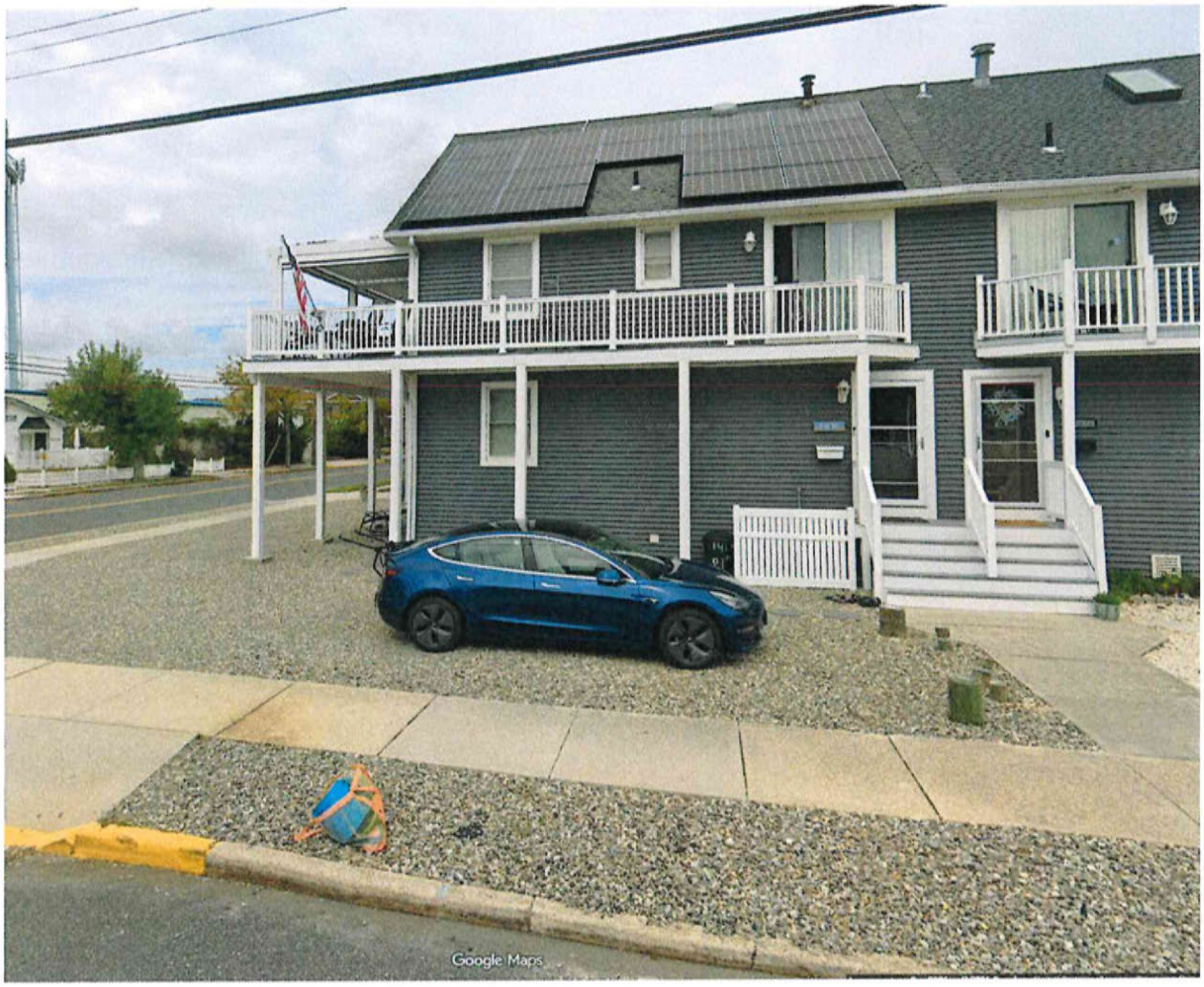
If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Zoning Board cannot accept petitions or letters, and must rely on live testimony.

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

Name of Applicant or Attorney
Address, Telephone Number



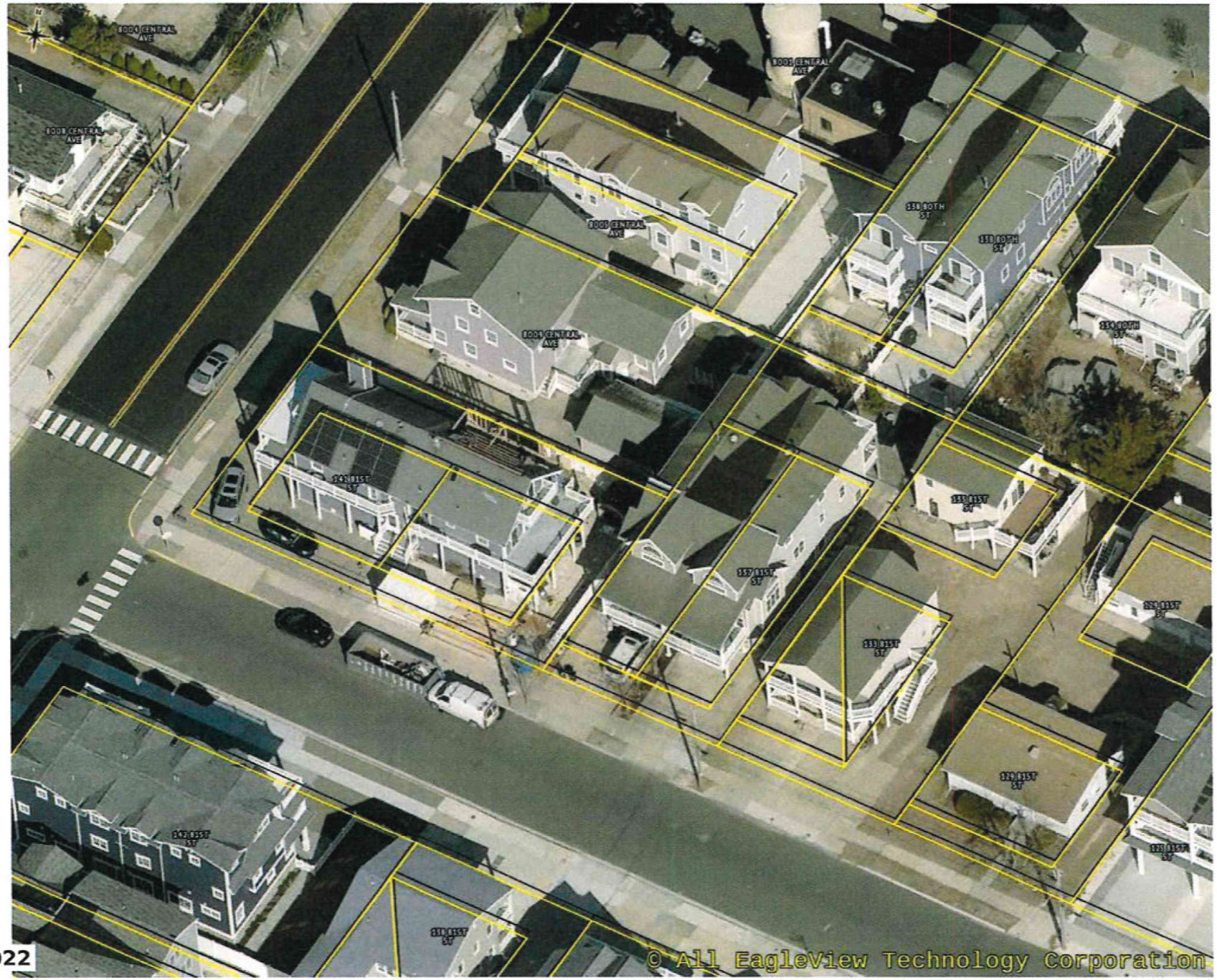



Google Maps





141 81st Street, West Unit



02/15/2022

Docusign Envelope ID: 844AA153-6945-8084-827A-C313FF950883

RESOLUTION
OF
141 HOUSE CONDOMINIUM ASSOCIATION

WHEREAS, 141 HOUSE CONDOMINIUM ASSOCIATION (the "Condominium") is a condominium consisting of two units owned by Bill Metzler and David and Regina Reith (the "Members").

WHEREAS, David and Regina Reith own the East Unit and Bill Metzler owns the West Unit.

WHEREAS, the Members authorize this application to the City of Sea Isle City Zoning Board for a C-1 and C-2 variance relief to permit the construction of an addition to the west unit of the two-family home and any other variance relief and waivers as needed and/or required.

NOW, THEREFORE, BE IT RESOLVED by the members of 141 House Condominium Association hereby consents to a zoning board application for variance relief and waivers as needed and/or required.

The undersigned hereby certify the foregoing Resolution was adopted by the members of the 141 House Condominium Association as of September __, 2026.

Signed by:
William J Metzler
842215EF1E494BC...
Bill Metzler

Signed by:
F340844A4410491...
David Reith

Signed by:
Regina Reith
87E0D4A7BC5E4F8...
Regina Reith

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 80.03 - Lot 255, 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 09-11-2026 Joseph A. Berrodin

Joseph A. Berrodin, Jr., CTA
Tax Assessor

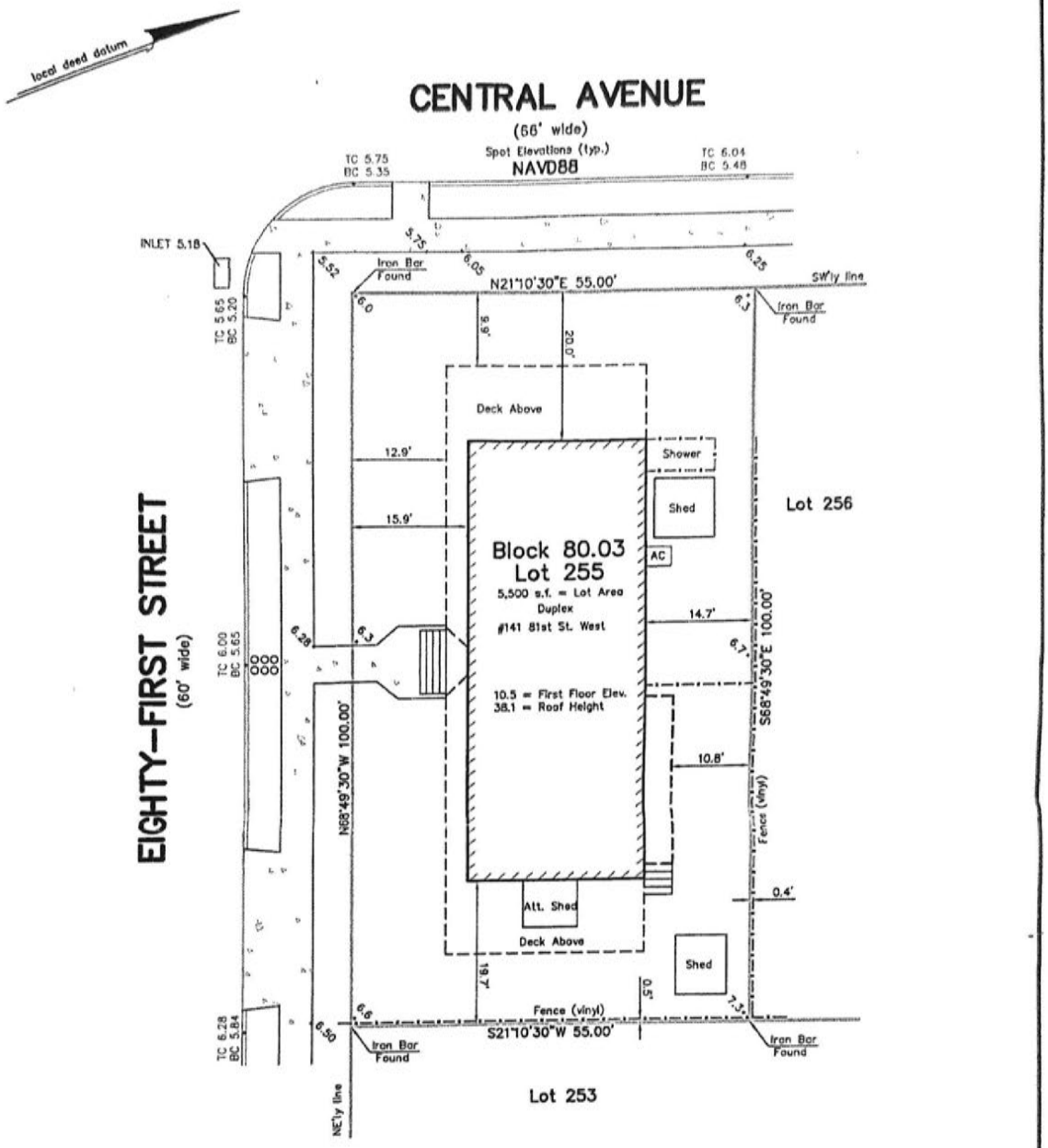
Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
80.03 245 C-E	121 81ST ST EAST	2	CURRENT OWNER 1709 PALOMINO DR WARRINGTON, PA	18976
80.03 245 C-W	121 81ST ST WEST	2	CURRENT OWNER 121 81ST ST W SEA ISLE CITY, NJ	08243
80.03 247	125 81ST ST	2	CURRENT OWNER 10 KENNY CR BROOMALL, PA	19008
80.03 248 C-E	126 80TH ST EAST	2	CURRENT OWNER 11 ATWATER RD CHADDS FORD, PA	19317
80.03 248 C-W	126 80TH ST WEST	2	CURRENT OWNER 41 ROSE LN GLEN MILLS, PA	19342
80.03 249 C-N	129 81ST ST REAR	2	CURRENT OWNER 136 CROOKED BILLET RD HATBORO, PA	19040
80.03 249 C-S	129 81ST ST FRONT	2	CURRENT OWNER 1121 FERRY RD DOYLESTOWN, PA	18901
80.03 250 C-E	130 80TH ST EAST	2	CURRENT OWNER 17 STERLING WAY CHADDS FORD, PA	19317
80.03 250 C-W	130 80TH ST WEST	2	CURRENT OWNER 1508 LEXINGTON DR DRESHER, PA	19025
80.03 251 C-A	133 81ST ST 1ST FLR	2	CURRENT OWNER 116 OVERHILL RD SPRINGFIELD, PA	19064
80.03 251 C-B	133 81ST ST 2ND FLR	2	CURRENT OWNER 116 OVERHILL RD SPRINGFIELD, PA	19064
80.03 251 C-C	133 81ST ST REAR	2	CURRENT OWNER 3330 G ST PHILADELPHIA, PA	19134
80.03 252	134 80TH ST	2	CURRENT OWNER 134 80TH ST SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
80.03 253 C-E	137 81ST ST EAST	2	CURRENT OWNER 1511 PROSPECT RIDGE BLVD HADDON HEIGHTS, NJ	08035
80.03 253 C-W	137 81ST ST WEST	2	CURRENT OWNER 137 81ST ST WEST SEA ISLE CITY, NJ	08243
80.03 254 C-E	138 80TH STREET EAST	2	CURRENT OWNER 1875 ACORN LN ABINGTON, PA	19001
80.03 254 C-W	138 80TH ST WEST	2	CURRENT OWNER 514 SUMMIT CT MEDIA, PA	19063
80.03 255 C-E	141 81ST ST EAST	2	CURRENT OWNER 1224 GAIL RD WEST CHESTER, PA	19380
80.03 255 C-W	141 81ST ST WEST	2	CURRENT OWNER 141 81ST ST WEST SEA ISLE CITY, NJ	08243
80.03 256	8009 CENTRAL AVE	2	CURRENT OWNER 8009 CENTRAL AVE SEA ISLE CITY, NJ	08243
80.03 257 C-N	8005 CENTRAL AVE NORTH	2	CURRENT OWNER 399 S MILTON DR YARDLEY, PA	19067
80.03 257 C-S	8005 CENTRAL AVE SOUTH	2	CURRENT OWNER 224 11TH AVE COLLEGEVILLE, PA	19426
80.03 258	8001 CENTRAL AVE	15C	CURRENT OWNER 233 JKF BLVD SEA ISLE CITY, NJ	08243
80.04 259 C-1	201 81ST ST EAST	2	CURRENT OWNER 541 ELLIS RD HAVERTOWN, PA	19083
80.04 259 C-2	201 81ST ST WEST	2	CURRENT OWNER 201 81ST ST WEST SEA ISLE CITY, NJ	08243
80.04 260	8008 CENTRAL AVE	2	CURRENT OWNER 7OO N ITHAN AVE ROSEMONT, PA	19010

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
80.04 261	8004 CENTRAL AVE 262,264,266	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
80.04 263 C-A	209 81ST ST 1ST FLR	2	CURRENT OWNER 3012 FARMHOUSE LN GARNET VALLEY, PA	19060
80.04 263 C-B	209 81ST ST 2ND FLR	2	CURRENT OWNER 112 BUCKNER AVE HADDONFIELD, NJ	08033
81.03 169 C-E	126 81ST ST EAST	2	CURRENT OWNER 1620 GRASSHOPPER LN LOWER GWYNEDD, PA	19002
81.03 169 C-W	126 81ST ST WEST	2	CURRENT OWNER 6 EVERGREEN AVE HASKELL, NJ	07420
81.03 170 C-E	129 82ND ST EAST	2	CURRENT OWNER 324 E JEFFERSON ST MEDIA, PA	19063
81.03 170 C-W	129 82ND ST WEST	2	CURRENT OWNER 216 TUDOR DR NORTH WALES, PA	19454
81.03 171 C-E	130 81ST ST EAST	2	CURRENT OWNER 12 JILL LN LAWRENCE TOWNSHIP, NJ	08648
81.03 171 C-W	130 81ST ST WEST	2	CURRENT OWNER 130 81ST ST WEST SEA ISLE CTY, NJ	08243
81.03 172 C-A	133 82ND ST 2ND FLR	2	CURRENT OWNER 1014 RIVERWALK DR PHOENIXVILLE, PA	19406
81.03 172 C-B	133 82ND ST 1ST FLR	2	CURRENT OWNER 7431 DEVON ST PHILADELPHIA, PA	19119
81.03 172 C-C	133 82ND ST REAR UNIT	2	CURRENT OWNER 122 S LYNWOOD AVE GLENSIDE, PA	19038
81.03 173 C-E	134 81ST ST EAST	2	CURRENT OWNER 1401 SWEETBRIAR DR JAMISON, PA	18929

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
81.03 173 C-W	134 81ST ST WEST	2	CURRENT OWNER 134 81ST ST W SEA ISLE CITY, NJ	08243
81.03 174	137 82ND ST	2	CURRENT OWNER 7710 KEIFFER STREET PHILADELPHIA, PA	19128
81.03 175 C-A	138 81ST ST 1ST FLR	2	CURRENT OWNER 3 MCCAY WAY DELANCO, NJ	08075
81.03 175 C-B	138 81ST ST 2ND FLR	2	CURRENT OWNER 5 WATNEY LN LUMBERTON, NJ	08048
81.03 177 C-N	8109 CENTRAL AVE NORTH	2	CURRENT OWNER 1 CHRISTIAN ST, UNIT 45 PHILADELPHIA, PA	19147
81.03 177 C-S	8109 CENTRAL AVE SOUTH	2	CURRENT OWNER 503 MILMONT AVE MILMONT PARK, PA	19033
81.03 178 C-N	8105 CENTRAL AVE NORTH	2	CURRENT OWNER 10 LOMBARDY DR WILMINGTON, DE	19803
81.03 178 C-S	8105 CENTRAL AVE SOUTH	2	CURRENT OWNER 5156 BARNESS CT DOYLETOWN, PA	18902
81.03 179 C-E	142 81ST ST EAST	2	CURRENT OWNER 104 ESSEX RD SUMMIT, NJ	07901
81.03 179 C-W	142 81ST ST WEST	2	CURRENT OWNER 32 SCHOOL HOUSE DR MEDFORD, NJ	08055
81.04 181 C-N	8108 CENTRAL AVE NORTH	2	CURRENT OWNER 1161 SWAMP RD RUSHLAND, PA	18956
81.04 181 C-S	8108 CENTRAL AVE SOUTH	2	CURRENT OWNER 8108 CENTRAL AVE SOUTH SEA ISLE CITY, NJ	08243
81.04 182	8104 CENTRAL AVE	2	CURRENT OWNER 753 SHAWMONT AVE PHILADELPHIA, PA	19128

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
81.04 183 C-E	8100 CENTRAL AVE EAST	2	CURRENT OWNER 52 VANDERVEER AVE HOLLAND, PA	18966
81.04 183 C-W	8100 CENTRAL AVE WEST	2	CURRENT OWNER 878 WYNDOM TER SECANE, PA	19018
81.04 185 C-E	210 81ST ST EAST	2	CURRENT OWNER 824 PUMP LN WEST CHESTER, PA	19382
81.04 185 C-W	210 81ST ST WEST	2	CURRENT OWNER 1514 JOHNNY'S WAY WEST CHESTER, PA	19382



GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Property is located in a F.E.M.A. FIRM ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

Bill Metzler

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 05/21/2025 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

Paul M. Koelling

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

Date Revision

SURVEY OF PREMISES

SITUATE IN
CITY OF SEA ISLE
COUNTY OF CAPE MAY, N.J.
#141 Eighty-First Street West

BLOCK 80.03 LOT 255

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: May 21, 2025 by: KOMIS
Scale: 1" = 15'

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name: Metzler
	Property Address: 141 81st 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:

One (1) copy of this Checklist (on top), ***plus one (1) copy each of the following items:***

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

** Plus, TWENTY (20) copies of Application submitted via one (1) complete original hardcopy that must include ALL items listed above and below, one (1) ELECTRONIC COPY via Email or USB & eighteen (18) hardcopies with each set compiled of the documents below:

- ☑ ZB-I SICZB current Application form, including signed & dated verification
- ☑ ZB-2 Survey, Plan, or Plat Affidavit
- DRAFT ☑ ZB-5 Notice of Application for Development
- TBS ☐ ZB-6 Certification of Service
- N/A ☐ 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.
- N/A ☐ *Undersized lot cases* only: Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- N/A ☐ *Site plan approval and/or subdivision approval*, also include:
  ZB-11 Applications Involving Subdivisions and/or
  ZB-12 Applications Involving Site Plans

NOTE:

Application Packages must be submitted to the Board Clerk consisting of ***twenty (20) application sets*** as outlined above**. Plans/drawings and similar documents must be folded (not rolled), and each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion and may result in delays and additional costs for processing. The Board Secretary is not responsible for assembling your application. It is the applicant's responsibility to assemble each required copy of the application which must be collated and ready for distribution to board members and board professionals.

MONZO CATANESE DELOLLIS
ATTORNEYS AT LAW

A Professional Corporation
211 Bayberry Drive, Suite 2A
Cape May Court House, New Jersey 08210
Phone: 609 463-4601

September 22, 2026

VIA FEDERAL EXPRESS DELIVERY
Genell Ferrilli, Board Secretary
City of Sea Isle City Planning/Zoning
233 John F. Kennedy Blvd, Room 206
Sea Isle City, NJ 08243

Re: Applicant: Bill Metzler
141 81st Street, West Unit (Block 80.03, Lot 255)
Our File No.: 7223-001

Dear Ms. Ferrilli:

Enclosed please find the following documents with respect to the above referenced land use application for variance relief:

1. Sea Isle City Zoning Board Application with Checklists, Justification, and Survey, Plan or Plat Affidavit (one original and 19 copies);
2. Photographs of property (20 copies);
3. Condominium Resolution (20 copies);
4. 200-foot list (20 copies);
5. Variance Plan prepared by the Hyland Group. dated August 12, 2026, last revised August 18, 2026 (20 sealed sets);
6. Architectural plans prepared by James E. McAfee, R.A. dated August 10, 2026 (20 sealed sets);
7. Survey prepared by Paul Koelling & Associates, LLC dated May 21, 2025 (20 copies);
8. Fee Calculation Worksheet (1 copy);
9. Certification of Payment of Taxes and Municipal Liens (1 copy);
10. Check in the amount of $500.00 for the application fees;
11. Check in the amount of $3,500.00 for the escrow fees; and
12. Applicant's W-9.

We respectfully request that this matter be reviewed for completeness and scheduled for a hearing at the earliest convenience. If you require any further information, please let me know.

Best regards,

ANDREW D. CATANESE
acatanese@mcdpclaw.com

ADC/rv
Enclosures

cc: Client *(via email only)*
John E. Halbruner, P.E., P.P., R.A. *(via email only)*
James A. McAfee, R.A. *(via email only)*