

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: 20 53rd Street
 Tax Block: 53.02 Lot(s): 11.03
 Zoning District in which premises are located: R-2
2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
Edward Murphy and Terri Murphy - P.O. Box 283, Montchanin, DE 19710

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, Suite 2A
Cape May Court House, NJ 08210

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

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

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

- ☐ Appeal from decision of Zoning Official NJSA 40:55D-70a
☐ Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
☒ Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
☒ Flexible "c" variance NJSA 40:55D-70c(2)
☐ Use variance or "D" variance NJSA 40:55D-70d
 - ☐ (1) Use or principal structure not permitted in zoning district
 - ☐ (2) Expansion of non-conforming use
 - ☐ (3) Deviation from conditional use standard
 - ☐ (4) Increase in permitted floor area ratio
 - ☐ (5) Increase in permitted density
 - ☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed NJSA 40:55D-34
☐ Permit to build where lot does not abut street NJSA 40:55D-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) 1920.
 The most recent structural changes were made (date) _____ and
 consisted of _____.

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

- ☐ detached garage ☒ storage shed ☐ dock(s)
☐ swimming pool ☐ other: _____

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

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

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

- ☐ No on-site parking is available. 1 (undersized)
 Number of on-site parking spaces: _____
 How many are stacked parking? 0
 Number and location of driveways: 1 (Pleasure Avenue)

Elevation level.

Flood elevation of the property is: AE Elevation 9

Elevation at top of curb, street frontage is: 6.25 +/-

This property is ☐ is not ☐ on the FEMA list. Unknown - inquiry submitted on
 June 29

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

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

The property has been used in this manner since 1920.
 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:

The project proposes to remove the existing improvements and construct a new single family dwelling and associated site improvements.

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

§ 26-46.4 Minimum Front Yard (53rd St. and Pleasure Ave)

§26-46.7a Minimum Lot Area (ENC)

§26-46.7b Minimum Lot Width (ENC)

§26-46.7b Minimum Lot Depth (ENC)

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".

ZB-1

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>Zoning District:</u>	<u>R-2</u>			
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>25'</u>	<u>50'</u>	<u>No change</u>	<u>YES (ENC)</u>
Lot Depth	<u>81'</u>	<u>100'</u>	<u>No change</u>	<u>YES (ENC)</u>
Lot Area (s.f.)	<u>2,025 SF</u>	<u>5,000 SF</u>	<u>No change</u>	<u>YES (ENC)</u>

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

	7.13' (53rd St.) 2.90' (Pleasure Ave)	<u>15'</u>	7.5' (53rd St.) 2.21' (Pleasure Ave)	<u>YES</u>
Front Yard SB	<u>7.70'</u>	<u>5'</u>	<u>7.79'</u>	<u>NO</u>
Side yard SB #1	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Side yard SB #2	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Total SYSB	<u>23.76'</u>	<u>20'</u>	<u>20'</u>	<u>NO</u>
Rear Yard SB	<u>18.8'</u>	<u>31'</u>	<u>30.52'</u>	<u>NO</u>
Building Height				

**ACCESSORY
STRUCTURES**

For all accessory structures on the property, indicate the following:

Front Yard SB	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Side Yard SB #1	<u>5.01'</u>	<u>5'</u>	<u>N/A</u>	<u>N/A</u>
Side Yard SB #2	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Rear Yard SB	<u>5.16'</u>	<u>5'</u>	<u>N/A</u>	<u>N/A</u>
Distance to other buildings	<u></u>	<u></u>	<u></u>	<u></u>
Building Height	<u></u>	<u></u>	<u></u>	<u></u>

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

Principal building (%)	<u>28% (567 sf)</u>	<u>35% 709 sf)</u>	<u>35% (709 sf)</u>	<u>NO</u>
Accessory building (%)	<u>3% (63 SF)</u>	<u>10%(203 SF)</u>	<u>N/A</u>	<u>N/A</u>

FLOOR AREA RATIO

Principal bldg	<u>undetermined</u>	<u>0.85 (1,721 SF)</u>	<u>0.833 (1,6387 SF)</u>	<u>NO</u>
Accessory bldg	<u></u>	<u></u>	<u></u>	<u></u>

PARKING

Location	<u>Pleasure Ave</u>	<u>2 permitted</u>	<u>Pleasure and 53rd</u>	<u>No</u>
No. spaces on-site	<u>1 (undersized)</u>	<u>3</u>	<u>4</u>	<u>No</u>
Driveway	<u>1</u>	<u>2</u>	<u>2</u>	<u>No</u>

SIGNS

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

1999 - approval to renovate and expand home.

2015 - Zoning Board denied application for an addition to the existing home seeking variances for lot area, width/frontage, front yard setback, rear yard setback, and lot coverage.

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.

N/A

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).
18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
Andrew D. Catanese, Esq.	211 Bayberry Drive, Suite 2A, CMCH, NJ 08210	(609) 463-4601	(609) 463-4606
John E. Halbruner, P.E., R.A.	4 Clermont Drive, Clermont, NJ 08210	(609) 398-4477	
James McAfee, R.A. - McAfee Architects	46 Roosevelt Blvd., Marmora, NJ	(609) 200-6086	

VERIFICATION OF APPLICATION

I, Edward Murphy and Terri Murphy, 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.

6/25/26
(date)

(Signature of Applicant, print name beneath) Edward Murphy

6/25/26
(date)

Terri Murphy

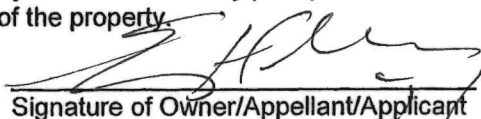
Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its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

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

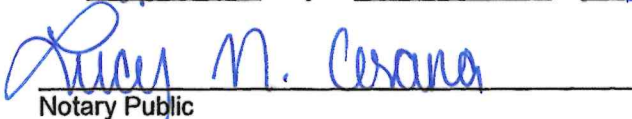
State of NJ :
County of Cape May : ss.
Name of Appellant/Applicant: Edward Murphy and Terri Murphy
Address of Subject Property: 20 53rd Street
Tax Block: 53.02 Lot(s): 11.03

Edward Murphy
_____, 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 Hyland Group and dated 1/20/26 rev. 4/27/26 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 25th day of June, 2026


Notary Public



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

NAME of Appellant/Applicant: Edward Murphy and Terri Murphy

Address of Subject Property: 20 53rd Street

Tax Block: 53.02

Lot(s): 11.03

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]]

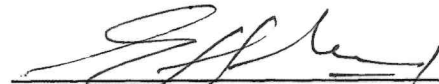
PLEASE NOTE: When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)

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

Name of Appellant/Applicant: Edward Murphy and Terri Murphy
Address of Subject Property: 20 53rd Street
Tax Block: 53.02 Lot(s): 11.03

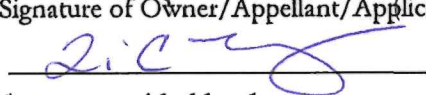
The above-named appellant or applicant hereby certifies as follows:

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 Edward Murphy

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



Terri Murphy

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: 6/12/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 53.02/11.03
ACCT ID#: 00002770/2500-0
LOCATION: 20 53RD STREET
OWNER OF RECORD: MURPHY, EDWARD H & TERRI C

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

Comments: **Property taxes are current until 8/1/2026 and water/sewer is also current until 9/1/2026.**

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

6/12/2026

Date

DRAFT

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

Applicant's Name & Address: Edward Murphy and Terri Murphy

Owner's Name & Address: Same as applicant

Subject Property, Street Address: _____
Subject Property, Block & Lot No.: _____
Zoning District _____

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 single family dwelling
_____. Applicant seeks variance relief to do the following demolish the existing single home and construct a new single family home

In order to do this, the Applicant is seeking the following variances from the Sea Isle City Zoning Ordinance: minimum front yard setback. Existing nonconforming conditions related to minimum lot area, width, and depth will remain.

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















**ZONING BOARD OF ADJUSTMENT
CITY OF SEA ISLE CITY**

RESOLUTION NO. 2015-06-02

WHEREAS, William J. Parker (the “Applicant”), has applied to the City of Sea Isle City Zoning Board of Adjustment (the “Zoning Board”) for variance relief pursuant to N.J.S.A. 40:55D-70(c)(1)(hardship) and 40:55D-70(C)(2) (flexible C variance or balancing variance) for required buildable lot, building on non-buildable lot, minimum lot area, minimum lot width and frontage, minimum lot depth, minimum front yard setback – 53rd Street, minimum front yard setback – Pleasure Avenue, minimum rear yard setback and maximum lot coverage (building) to permit a second story addition, renovation of the existing structure and construct a roof top deck over the second story addition upon premises known and identified as 20 - 53rd Street, also known as Block 53.02 , Lot 11.03 , (the “Property”) as such appears on the City of Sea Isle City (the “City”) Tax Map, which Property is situated in the R-2 Zoning District. Specifically, the Applicant seeks variance relief from the following sections of the City Zoning Ordinance and Zone Plan.

<u>Section</u>	<u>Description</u>	<u>Required</u>	<u>Proposed</u>
26-20.1A 26-20.3	Buildable lot	3500 s/f	Pre-existing non-conforming 2025 s/f
26-20.3	Building on a non-buildable lot	3500 s/f	Pre-existing non-conforming 2025 s/f
26-46.7a	Minimum lot area	5,000 s/f	Pre-existing non-conforming 2025 s/f
26-46.7b	Minimum lot width and frontage	50 ft	Pre-existing non-conforming 25 ft
26-46.7b	Minimum lot depth	100 ft	Pre-existing non-conforming 81 ft
26-46.4	Minimum front yard setback – 53 rd	15 ft	3 ft, 8 inches

	Street		
26-46.4	Minimum front yard setback – Pleasure Avenue	15 ft	1 ft, 7 inches
26-46b	Minimum rear yard setback	20 ft	14 ft, 1 inch
26-46.9	Maximum lot coverage (building)	35%	41%

WHEREAS, a hearing on this Application was held before the City’s Zoning Board June 1, 2015, at which time the Zoning Board heard the testimony of the witnesses and considered all of the evidence presented as to the Application; and

WHEREAS, the City’s Zoning Board, after carefully considering the evidence presented by Applicant and all interested parties, has made the following factual findings:

1. All statements contained in the preamble are incorporated by this reference.
2. The Applicant has standing to bring this Application and the Board has jurisdiction to hear this matter.
3. The Applicant submitted the requisite number of applications and exhibits; submitted proof of payment of taxes; paid the required application and escrow fees; and provided proper notice to the public.
4. The Applicant was represented by Jeffrey P. Barnes, Esquire and Blaine Steinman (“Mr. Steinman”), Registered Architect, who was qualified as an expert and Vincent C. Orlando, PE, PP, LLA (Mr. Orlando”).
5. The following items were introduced as evidence:
 - A-1. Google Image of surrounding area
 - A-2. Google image of front of structure on 53rd Street
 - A-3. Google image of corner of 53rd and Pleasure Avenue
 - A-4. Google image of side of structure facing Pleasure Avenue
 - A-5. Google image of rear of structure along Pleasure Avenue

A-6. Google image of rear and side of structure along Pleasure Avenue

A-7. Google image of Pleasure Avenue

A-8. Survey

A-9. Aerial view of property

6. The Board accepts the exhibits produced by applicant as factual.

7. The Applicant presented testimony from the following witnesses:

a The Applicant testified he bought the property in July of 2005 and is proposing to add a second floor master bedroom and bathroom. The Applicant further testified he is proposing to continue to use the property as a single family dwelling for his family, and the neighbors support the application. Mr. Steinman stated he was retained by the Applicant to create a design that satisfied the Applicant's needs. Specifically, Mr. Steinman stated the Applicant is proposing to add a second floor master bedroom, bath and walk in closet, renovate the existing structure and add a roof top deck. Mr. Orlando, reviewed the plans and stated the Applicant is seeking nine variances; however, the relief sought for buildable lot; building on a non-buildable lot; minimum lot area; minimum lot width and frontage and minimum lot depth are all pre-existing, non-conforming conditions that are not being exacerbated by the application and that nothing can be done to minimize or eliminate these pre-existing, non-conforming conditions because no additional land is available for purchase, therefore, variance relief pursuant to 40:55D-70(C)(1) is appropriate. Mr. Orlando opined the four remaining variances for minimum front yard setback - 53rd Street; minimum front yard setback – Pleasure Avenue; minimum rear yard setback and maximum lot coverage (building) is appropriate pursuant to 40:55(D)-70(C)(2) because the application advances several purposes of zoning pursuant to 40:55D-2 including (a) to encourage municipal action to guide the appropriate use or development of all lands in this state, in a manner which will promote the public health, safety, morals, and general welfare; (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; (h) to encourage the location and design of transportation routes, which will promote the free flow of traffic while discouraging location of such

facilities and routes which result in congestion or blight; (i) to promote a desirable visual environmental through creative development techniques and good civic design and arrangement and; (m) to encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. Mr. Orlando further opined that if the variances were granted, there would be no substantial detriment to the Zone plan and/or Zoning Ordinance.

8. No one spoke in favor of the application.
9. The following person(s) spoke in opposition of the application:

Jerry Judge, 46 East 53rd Street, Sea Isle City, NJ.

WHEREAS, the Board has determined failure to grant the requested relief would not result in exceptional and undue hardship upon the Applicant because the pre-existing, non-conforming conditions of buildable lot; building on a non-buildable lot, minimum lot area, minimum lot width and frontage and minimum lot depth would be exacerbated by the proposed renovation because the Applicant would be increasing the overall square footage of a building on a substandard, non-buildable lot.

WHEREAS, the Board has determined that the purpose of the Municipal Land Use Law cited by the Applicant, including (a) to encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; (h) to encourage the location and design of transportation routes, which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight; (i) to promote a desirable visual environmental through creative development techniques and good civic design and arrangement; and (m) to encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land, specifically would not be advanced by a deviation from the Zoning Ordinance requirements, and the benefits of the deviation would not substantially outweigh any detriment

to the Zone Plan and Zoning Ordinance because the Applicant is proposing to increase the overall square footage of a pre-existing, non-conforming building on a substandard, non-buildable lot containing only 2,025 square feet. The Board also finds the proposed increase of the total square footage proposed by the Applicant is inappropriate for this Property and not consistent with the character and scheme of the neighborhood; and

WHEREAS, the Zoning Board has determined the relief requested by Applicant cannot be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the City because no development is permitted on lots less than 3,500 square feet and the Applicant proposed to increase a pre-existing, non-conforming building on a substandard, non-buildable lot containing only 2,025 square feet. The Board finds the proposed increase in square footage on this Property would be detrimental to the Zone Plan and Zoning Ordinance of the City.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Sea Isle City, New Jersey on this 1st day of June, 2015, that the application of Applicant(s) for buildable lot; building on a non-buildable lot; minimum lot area; minimum lot width and frontage; minimum lot depth; minimum front yard setback – 53rd Street; minimum front yard setback – Pleasure Avenue; minimum rear yard setback and maximum lot coverage as aforesaid is DENIED approval.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant and maintained by the Secretary of the City of Sea Isle City Zoning Board of Adjustment for their records.

Application Hearing / Date Heard: June 1, 2015

Applicant: PARKER, William & Mina

Property: 20 - 53rd Street / Block 53.02 / Lot 11.03

Memorialized Hearing Date: July 6, 2015

Resolution: Resolution No. 2015 - 06 - 02 for approvals 'DENIED'

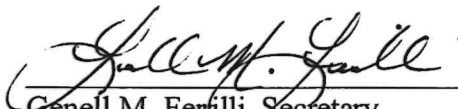
C1 Criteria was taken first

C2 Criteria was taken second

MEMBER NAME	PRESENT AT HEARING		MOTION AND SECOND	VOTE AT HEARING		PRESENT AT RESOLUTION		MOTION AND SECOND	VOTE ON RESOLUTION	
	YES	NO		YES	NO	YES	NO		YES	NO
Gerry Brangenberg	x			C1-y C2-n			X			
Lou Feola	x				x		X			conflict
Bill McGinn	x		2 nd both motions	C1-y C2-y		X			Y	
Joe Morrissey		x				X				
Dan Organ	x		C2 motion	C1-y C2-y		X			Y	
Jackie Elko (Alt #1)	x			C1-y C2-n		X		second	Y	
Scott Laidlaw (Alt #2)	x			C1-y C2-n		X		Motion	Y	
Pat Urbaczewski (Vice Chair)	x		C1 motion	C1-y C2-n		X			Y	
Pat Pasceri (Chair)	x			C1-y C2-y			X			

The foregoing Memorializing Resolution was passed by the City of Sea Isle Zoning Board of Adjustment on July 6th, 2015. It memorializes a decision the Board reached at a meeting held on June 1, 2015.

Dated: July 7, 2015


 Genell M. Ferilli, Secretary
 City of Sea Isle City Zoning Board of Adjustment



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

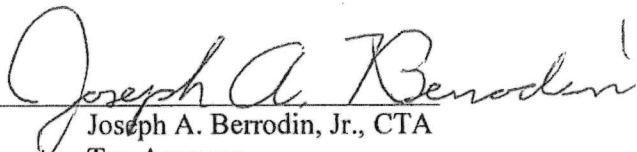
SEA ISLE CITY, NJ 08243

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 53.02 - Lot 11.03, 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 06-24-2026


Joseph A. Berrodin, Jr., CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot			City, State		
52.01 5 C-N	5205 PLEASURE AVE NORTH		2	CURRENT OWNER 138 HILLDALE RD LANSDOWNE, PA	19050	
52.01 5 C-S	5205 PLEASURE AVE SOUTH		2	CURRENT OWNER 257 COUNTRY RD BERWYN, PA	19312	
52.01 6.01 C-N	5212 MARINE PL NORTH 7.01,7.03		2	CURRENT OWNER 70 ROBERTS RD NEWTOWN SQUARE, PA	19073	
52.01 6.01 C-S	5212 MARINE PL SOUTH 7.01,7.03		2	CURRENT OWNER 112 S 19TH ST APT 409 PHILADELPHIA, PA	19103	
52.01 6.02 C-N	5208 MARINE PL NORTH 7.02,7.04		2	CURRENT OWNER 12 SARATOGA RD STRATFORD, NJ	08084	
52.01 6.02 C-S	5208 MARINE PL SOUTH 7.02,7.04		2	CURRENT OWNER 79 HILLYER LN NEWTOWN, PA	18940	
52.01 12	18 52ND ST		2	CURRENT OWNER 303 45TH PLACE SEA ISLE CITY, NJ	08243	
52.01 13	14 52ND ST		1	CURRENT OWNER 1516 N 5TH ST UNIT 506 PHILADELPHIA, PA	19122	
52.01 15	BEACH OPEN SPACE 16-18,19.01,19.02		15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243	
52.02 1 C-E	35 53RD ST EAST		2	CURRENT OWNER 741 PADDOCK PATH MOORESTOWN, NJ	08057	
52.02 1 C-W	35 53RD ST WEST		2	CURRENT OWNER 2711 OVERBROOK TERR ARDMORE, PA	19003	
52.02 2 C-E	27 53RD ST EAST		2	CURRENT OWNER 4007 BITTERSWEET CIR COLLEGEVILLE, PA	19426	
52.02 2 C-W	27 53RD ST WEST		2	CURRENT OWNER 146 FOX RUN DR COLLEGEVILLE, PA	19426	

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	City, State		City, State		
52.02 3 C-E	25 53RD ST EAST	CURRENT OWNER 237 CECELIA DR IVYLAND, PA	2			18974
52.02 3 C-W	25 53RD ST WEST	CURRENT OWNER 13023 POND APPLE DR EAST NAPLES, FL	2			34119
52.02 4 C-N	5204 PLEASURE AVE NORTH	CURRENT OWNER 7719 LONGWOOD DR OREFIELD, PA	2			18069
52.02 4 C-S	5204 PLEASURE AVE SOUTH	CURRENT OWNER 106 SALVATORE DR MULLICA HILL, NJ	2			08062
52.02 9 C-A	30 52ND ST NORTH	CURRENT OWNER 6272 MOUNTAIN RD MACUNGIE, PA	2			18062
52.02 9 C-B	30 52ND ST SOUTH	CURRENT OWNER 318 W SPRINGFIELD AVE PHILADELPHIA, PA	2			19118
52.02 869 C-E	24 52ND ST EAST	CURRENT OWNER 23 SEELEY RD BRIDGETON, NJ	2			08302
52.02 869 C-W	24 52ND ST WEST	CURRENT OWNER 11 PENNROSE TALLEY GARNET VALLEY, PA	2			19060
52.02 870 C-N	5200 PLEASURE AVE NORTH	CURRENT OWNER 25 37TH ST, WEST UNIT SEA ISLE CITY, NJ	2			08243
52.02 870 C-S	5200 PLEASURE AVE SOUTH	CURRENT OWNER 23 FAIRWAY DR YARDLEY, PA	2			19067
53.01 5 C-17A	17 54TH ST 1ST FLR	CURRENT OWNER 765 W REDMAN AVE HADDONFIELD, NJ	2			08033
53.01 5 C-17B	17 54TH ST 2ND FLR	CURRENT OWNER 233 S 6TH ST #2405 PHILADELPHIA, PA	2			19106
53.01 6 C-A	15 54TH ST UNIT A	CURRENT OWNER 5 JOYCE KILMER DR HOLLAND, PA	2			18966

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address		Zip Code
			City, State		
53.01 6 C-B	15 54TH ST UNIT B	2	CURRENT OWNER 418 MEADOWLARK TER GLEN MILLS, PA		19342
53.01 7 C-N	9 54TH ST NORTH	2	CURRENT OWNER 9 54TH ST NORTH SEA ISLE CITY, NJ		08243
53.01 7 C-S	9 54TH ST SOUTH	2	CURRENT OWNER 2003 W 17TH STREET WILMINGTON, DE		19806
53.01 12 C-N	5301 PLEASURE AVE NORTH	2	CURRENT OWNER 23005 SHADY KNOLL DR BONITA SPRINGS, FL		34135
53.01 12 C-S	5301 PLEASURE AVE SOUTH	2	CURRENT OWNER 4638 COMMONWEALTH DRIVE EMMUS, PA		18049
53.01 13 C-E	14 53RD ST EAST	2	CURRENT OWNER 113 STATESMAN RD CHALFONT, PA		18914
53.01 13 C-W	14 53RD ST WEST	2	CURRENT OWNER 413 STUART CT WEST DEPTFORD, NJ		08086
53.01 14 C-N	10 53RD ST NORTH	2	CURRENT OWNER 45 GLENWOOD RD COLTS NECK, NJ		07722
53.01 14 C-S	10 53RD ST SOUTH	2	CURRENT OWNER PO BOX 283 MONTCHANIN, DE		197100283
53.01 15	BEACH OPEN SPACE 16-19	15C	CURRENT OWNER 233 JFL BLVD SEA ISLE CITY, NJ		08243
53.02 1 C-E	33 54TH ST EAST	2	CURRENT OWNER 2803 FAIRHOPE RD WILMINGTON, DE		19810
53.02 1 C-W	33 54TH ST WEST	2	CURRENT OWNER 703 RED MAPLE DR WEST CHESTER, PA		19380
53.02 2 C-E	29 54TH ST EAST	2	CURRENT OWNER 29 54TH ST SEA ISLE CITY, NJ		08243

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
		Additional Lot		City, State		
53.02 2 C-W	29 54TH ST WEST		2	CURRENT OWNER 29 54TH ST UNIT WEST SEA ISLE CITY, NJ		08243
53.02 4.01 C-N	5310 PLEASURE AVE NORTH		2	CURRENT OWNER 3159 COUNTRY LN VINELAND, NJ		08361
53.02 4.01 C-S	5310 PLEASURE AVE SOUTH		2	CURRENT OWNER 41 BROOKWOOD RD MT LAUREL, NJ		08054
53.02 4.02	5306 PLEASURE AVE 11.02		2	CURRENT OWNER 718 WEST 21ST ST WILMINGTON, DE		19802
53.02 8 C-E	32 53RD ST EAST		2	CURRENT OWNER 125 SOUTH ST HIGHTOWN, NJ		08520
53.02 8 C-W	32 53RD ST WEST		2	CURRENT OWNER 152 TUDOR DR NORTH WALES, PA		19454
53.02 10 C-E	26 53RD ST EAST		2	CURRENT OWNER 36 ALEXANDRA WAY CAPE MAY COURT HOUSE, NJ		08210
53.02 10 C-W	26 53RD ST WEST		2	CURRENT OWNER 2434 BROWN ST PHILADELPHIA, PA		19130
53.02 11.01	24 53RD ST		2	CURRENT OWNER 24 53RD ST SEA ISLE CITY, NJ		08243
53.02 11.03	20 53RD ST		2	CURRENT OWNER 1501 FAIRVILLE RD CHADDS FORD, PA		19317
53.02 825 C-E	28 53RD ST EAST		2	CURRENT OWNER 415 SPRING MILL RD CHADDS FORD, PA		19317
53.02 825 C-W	28 53RD ST WEST		2	CURRENT OWNER 28 53RD ST WEST SEA ISLE CITY, NJ		08243
53.02 826 C-E	25 54TH ST EAST		15F	CURRENT OWNER 1029 WHITEGATE RD WAYNE, PA		19087

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
53.02	25 54TH ST WEST		2	CURRENT OWNER		
826				30 WHITBY RD		
C-W				CHERRY HILL, NJ		08003
54.01	18 54TH ST	13.01	2	CURRENT OWNER		
12.01				13945 OLD COAST RD #606		34110
54.02	26 54TH ST EAST		2	CURRENT OWNER		
778				8 EGRET WAY		
C-E				PHOENIXVILLE, PA		19460
54.02	26 54TH ST WEST		2	CURRENT OWNER		
778				1201 POWDER MILL RD		
C-W				WEST BRADFORD, PA		19320
54.02	22 54TH ST		2	CURRENT OWNER		
780				160 HYDE PARK PL		19067
				YARDLEY, PA		



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

July 7, 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: Edward Murphy and Terri Murphy
20 53rd Street (Block 53.02, Lot 11.03)
Our File No.: 7250-001

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. Conceptual Rendering (20 copies);
4. Survey prepared by The Hyland Group dated January 20, 2026, last revised April 27, 2026 (20 sealed sets);
5. Variance and Landscape Plan prepared by The Hyland Group dated May 22, 2026, last revised June 5, 2026 (20 sealed sets);
6. Architectural Plans prepared by McAfee Architects dated January 27, 2026, last revised May 23, 2026 (20 sealed sets);
7. 200-foot list (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.

Please note, an inquiry to the Floodplain administration was submitted on June 29, 2026. As of the date of this letter we have not received a response. The determination will be forwarded immediately upon receipt of the same.

Genell Ferrilli, Board Secretary
Re: Edward and Terri Murphy Land Use Application
July 7, 2026
Page 2

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,

/s/ Andrew D. Catanese

ANDREW D. CATANESE
acatanese@mcdpclaw.com

ADC/rv
Enclosures

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

Zoning Board Application
Edward Murphy and Terri Murphy
20 53rd Street Unit (Block 53.02, Lot 11.03)



Justification for Relief Sought

Applicant submits this application for property located at 20 53rd Street Unit (Block 53.02, Lot 11.03). The site is currently developed with a single-family dwelling which is proposed to be demolished to construct a new single-family dwelling. The property is on an undersized lot.

Variance relief is required for minimum front yard setbacks. The property is located on a corner lot and therefore has two front yards, one on 53rd Street the other on Pleasure Avenue. Both front yard setbacks require variance relief. Existing nonconforming conditions related to the undersized lot will remain including lot area, width and depth.

The subject property is an isolated undersized lot in the R2 zoning district, presenting a classic hardship application. Absent variance relief for lot area, lot frontage, lot width, and front yard setbacks, the lot would be rendered unbuildable. Additionally, the project will eliminate an existing nonconforming condition related to off-street parking. The Applicant reserves the right to supplement the foregoing narrative with expert testimony at the time of hearing.

End.

Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: Murphy
Property Address: 20 53rd 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-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☒ ZB-5 Notice of Application for Development
- TBS ☐ ZB-6 Certification of Service
- 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.