

VACANT LAND INVENTORY

Sea Isle City
Cape May County, New Jersey

June 24, 2015

Prepared by:



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Introduction

Sea Isle City is a barrier island resort community located on the east coast of Cape May County, surrounded by Upper Township, Dennis Township, Middle Township, and Avalon Borough. Sea Isle City occupies the majority of Ludlam Island, which is also occupied by Strathmere (Upper Township) to the north. Sea Isle City encompasses a total of 2.6 square miles within its municipal boundaries.

About 40 percent or 643 acres of Sea Isle City are environmentally constrained, including nearly 400 acres of wetlands and 250 acres of open water bodies. Sea Isle City has preserved over 400 acres of beach, dune, and wetlands for conservation. All of the land within Sea Isle is under jurisdiction of the Division of Coastal Resources of the New Jersey Department of Environmental Protection (“NJDEP”) under the Coastal Areas Facilities Review Act (“CAFRA”) (N.J.S.A. 13:19). Due to these regulations and constraining environmental features, Sea Isle City is seeking an adjustment of its affordable housing obligation. Sea Isle City is a substantially developed urban municipality, excluding the environmentally constrained lands.

This Vacant Land Inventory is prepared in order to document Sea Isle City’s lack of available land capacity, pursuant to N.J.A.C. 5:93-4.2, the New Jersey Council on Affordable Housing (“COAH”) Substantive Rules (“COAH’s Rules”). As required by COAH’s Rules, the Inventory includes the block, lot, address, owner’s name, total lot acreage and developable uplands acreage for each property. Also included in this Inventory are the following maps:

1. **Environmental Constraints Map** - showing environmentally sensitive lands, including water bodies and wetlands per NJDEP GIS data and the Special Flood Hazard Area (“SFHA”) per the FEMA 2015 Preliminary Flood Risk Zone mapping. Sea Isle City is almost completely encumbered by the SFHA; however, this does not preclude development from occurring, provided that the development meets the flood hazard regulations. Therefore, these lands are not excluded from the Inventory.
2. **Existing Land Use Map** - showing the existing land uses of Sea Isle, displayed by the following classifications: vacant, single-family residential, commercial, agricultural, parkland, other public property, and semi-public properties; also showing environmentally sensitive lands, including wetlands.
3. **Vacant Lands Map** - showing the vacant lands identified as developable in accordance with COAH’s Rules.

Regulatory Jurisdictions

Pursuant to N.J.A.C. 5:93-4.2(e)2.i, within areas of the State regulated by the Coastal Zone Management Rules (“CAFRA’s Rules”), N.J.A.C. 7:7E, shall be adhered to. The entirety of Sea Isle City is subject to these regulations.

The Coastal Zone Management Rules also delineate a number of other Coastal and CAFRA Centers in Cape May County. Coastal Centers were delineated by the NJDEP for the purpose of applying impervious cover and vegetative cover requirements until the Coastal Center expires or is superseded by the CAFRA Center. Coastal Centers are further categorized as either Mainland or Non-Mainland Coastal Centers. Mainland Coastal Centers delineated by the NJDEP expired as of February 7, 2005. Non-Mainland and CAFRA Centers are deemed valid until the NJSPC formally adopts revised boundaries, at which time the NJDEP will review and either accept or reject the changes.

Sea Isle City is designated as a non-mainland coastal town center, which follows the municipal boundary of Sea Isle City, but does not include the area north of a line that extends along 22nd Street and along the same bearing from either end of 22nd Street to the mean high water line.

New Jersey State Development and Redevelopment Plan

In August 2007, Sea Isle City submitted a petition for Initial Plan Endorsement to the New Jersey State Planning Commission. The process delineates the Center and Planning Area boundaries within Sea Isle City, which would provide a basis for where growth and preservation should occur. The State Plan encourages growth within Designated Centers and within the PA1 Metropolitan, PA2 Suburban and PA3 Fringe Planning Areas. Sea Isle City is encompassed within the PA5B Environmentally Sensitive Barrier Island Planning Area. On November 13, 2007, the Office of Smart Growth issued a Consistency Letter, which found significant consistency issues remaining that needed to be resolved prior to OSG’s recommendation for endorsement. Sea Isle City entered into a Memorandum of Understanding with the NJ Office of Smart Growth on October 3, 2008 which established an Action Plan for Sea Isle City to establish timelines for completion and evaluation of the tasks.

Properties Excluded From The Vacant Land Inventory

The only area within Sea Isle City that could accommodate the minimum presumptive density of 6 units per acre is within the town center. Accordingly, this Inventory includes only vacant and developable properties within the town center boundary. However, as provided by N.J.A.C. 5:93-4.2.c, lands meeting certain specified criteria may also be excluded from the Inventory. The following criteria were used to further exclude vacant properties from the Inventory:

- Properties owned by a local government entity that are utilized for a public purpose other than housing;
- Vacant non-contiguous publicly owned parcels which could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres);
- Vacant non-contiguous privately owned parcels which could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres);
- Vacant contiguous publicly or privately owned parcels where the merged total could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.84 acres);
- Environmentally sensitive lands coastal wetlands, which limits the contiguous developable uplands area to less than 0.84 acres; and
- Properties approved for development.

Vacant And Developable Properties

After excluding vacant properties per the exclusion criteria mentioned above, there are three properties remaining in Sea Isle City which are vacant and developable (see Vacant Land Inventory List in the Appendix). As the current permitted densities in Sea Isle City exceed the presumptive minimum density of 6 dwelling units per acre, the development potential for each property is calculated based on the existing zoning. The total developable uplands area of these properties is 0.74 acres. Based on current zoning, the properties can be developed with a total of 22 units, resulting in a realistic development potential (RDP) of 4 units. (see Vacant Land Map in the Appendix).

Block	Lot	Address	Owner	Developable Area	Zoning	Max Density	Potential Units	RDP
38.07	9-10.01	3800 Sounds Ave	Sound Investment III Partnership	0.14	C-3	34.8	5	1
87.02	1, 2.01, 2.02, 3.01, 3.02, 4, 5.01, 12.05, 13.06, 14.05, 50.01z	145 87th St	Phillips, George	0.33	C-2	34.8	12	2
88.02	23-28.01	136-150 87th St	Phillips, George	0.27	R-2	17	5	1
Total				0.74			22	4

Parks & Recreation

According to N.J.A.C. 5:93-4.2(e)(4), Sea Isle City may reserve up to 3 percent of the total developed and developable acreage (acreage of lands not constrained by coastal wetlands or flood hazard areas) for active municipal recreation and up to 3 percent of the municipality's total land area for conservation, parklands and open space. This provision allows Sea Isle City to reserve vacant and developable properties for active recreation or conservation, thus excluding the site or sites from the Vacant Land Inventory.

Active Municipal Recreation

Based on the Recreation and Open Space Inventory (ROSI)¹, Sea Isle City currently owns eight (8) properties for active municipal recreation use, with a total developable area of 26.99 acres. There are 823.77 acres of developable and developed lands in Sea Isle City. The current active recreation properties result in 3.28% of the total developed and developable lands. This would not permit Sea Isle City to reserve additional lands for active recreation as part of this vacant land inventory analysis. (See Table 5)

Table 5: Active Recreation Calculations			
	Total Developed & Developable Land Area	823.77 ac	100.00%
÷	3 percent		
=	Total Park & Recreation Reserve	24.71 ac	3.00%
-	Total Existing Active Park & Recreation Land Area	26.99 ac	3.28%
=	Land Available for Additional Reserve	0 ac	0

Conservation, Parkland & Open Space

In determining the amount of land which may be designated for conservation, parkland and open space, the amount of existing lands are subtracted from 3 percent of Sea Isle City's total land area. Sea Isle City contains approximately 1,764 acres of land. As demonstrated in the calculations below, 3 percent of Sea Isle City's total land area is 52.94 acres. There are currently 403.72 acres of wholly undeveloped lands held for conservation purposes according to the ROSI, within Sea Isle City, which exceeds the 3 percent threshold for conservation lands. Therefore, no additional conservation, parkland and open space lands may be excluded from the Vacant Land Inventory.

¹ Sea Isle City Recreation and Open Space Inventory, dated January 2003.

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Table 6: Conservation, Parkland & Open Space Calculations

	Total Developed & Developable Land Area	1,764.69 ac	100.00%
÷	3 percent		
=	Total Conservation, Parkland & Open Space Reserve	52.94 ac	3.00%
-	Total Existing Conservation, Parkland & Open Space Area	403.72 ac	22.88%
=	Land Available for Additional Reserve	0 ac	0

Conclusion

After excluding properties by the specified criteria provided in COAH's Second Round Rules, there are 0.74 acres of vacant and developable lands within Sea Isle City. As stated in N.J.A.C. 5:93-4.2(f), the minimum presumptive density for these vacant and developable lands is 6 units per acre, and the maximum presumptive set-aside is 20 percent. As the current permitted densities in Sea Isle City exceed the presumptive minimum density of 6 dwelling units per acre, the development potential for each property is calculated based on the existing zoning. Based on current zoning, the properties can be developed with a total of 22 units, resulting in a realistic development potential (RDP) of 4 units.

Sea Isle City's Unmet Affordable Housing Need is the pre-credited affordable housing obligation minus credits of affordable units. Sea Isle City is still required to provide a development strategy that would meet its Unmet Affordable Housing Needs.

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Appendix

Vacant Land Inventory List

Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
1.02	10-17	2nd & Landis	Sea Isle City	1.30	1.30	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
1.03	6	137 2nd St	Carvelli, Stephen J	0.13	0.13	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
1.03	2.01, 3.01	149 2nd St	Borderieux, John	0.17	0.17	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
1.03	3.02, 4	141 2nd St	Cottrell, Barbara Ann	0.19	0.19	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
1.03	7, 8	129 2nd St	Duff,Eleanor T & Duff,Francis E Sr	0.24	0.24	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
2.02	5-9, 18-22	216 Landis Ave	Sea Isle City	1.50	1.50	0.00	Wetlands	Environmentally Constrained	P-3	0		No	
2.04	2	Bay At 2nd St	Duff,Daniel E Jr, Etal	0.24	0.00	0.24		Potential Infill Development	R-1	9	2	No	
11.02	16	801 Central Ave	Adolf, Joseph & Leslie V	0.21	0.21	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
15.03	10.01	1308-1316 Landis Ave	Sea Isle City	0.37	0.37	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
15.03	23	1316 Landis Ave Rear	Romano, Joseph Etals	0.19	0.19	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
15.03	25		Unknown	0.15	0.15	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
15.03	28	1417 Central Ave	Hodge, Elizabeth E	0.16	0.16	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
15.03	29	1501 Central Ave	Irene S Jameson Residence Trust	0.17	0.17	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
15.03	19-22	1201 Central Ave	Sea Isle City	0.78	0.78	0.00	Wetlands	Environmentally Constrained	P-2	0		No	

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Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
19.03	18	1600 Landis Ave	Weinstock, Daniel, Etal	0.18	0.18	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
19.03	19	1601 Central Ave	Romano, Joseph Etals	0.19	0.19	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
19.03	23	Central Ave	Kujawa, Mildred S	0.16	0.16	0.00	Wetlands	Environmentally Constrained	R-1	9		No	
19.03	32	1816 Landis Ave Rear	Sea Isle City	0.16	0.16	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
19.03	21, 22	1609 Central Ave	Sea Isle City	0.33	0.33	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
19.03	28, 29	1717 Central Ave	Sea Isle City	0.32	0.32	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
25.03	1.01-1.23	2520 Landis Ave	Sea Isle City	2.89	2.89	0.00	Wetlands	Environmentally Constrained	P-3	0		No	
27.03	24	2700-2706 Landis Ave	Pfister, Catherine A	0.21	0.21	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
29.03	6-19	30th St	Sea Isle City	1.90	1.90	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
30.03	9-18	31st St	Sea Isle City	1.41	1.41	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
31.02	8	3105 Landis Ave	Schuler, Elva D	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
31.03	9	111 32nd St	Syzdek, Stanley S & Eleonore A	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
34.03	21	116 34th St	Mascio, Joseph W & Dawn A	0.14	0.00	0.14		Potential Infill Development	R-2	17	2	No	
35.04	40	210 35th St	Scurria, Robert & Barbara	0.06	0.06	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
35.04	21, 22	248 35th St	Scattaregia, Joseph	0.12	0.12	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
35.05	15, 16	319 36th St	April, Jeffery A	0.12	0.12	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
35.07	1-26	3501 Sounds Ave	Sea Isle City	1.82	1.82	0.00	Wetlands	Environmentally Constrained	P-2	0		No	

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Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
36.07	1-18	3500-3534 Sounds Ave	Sea Isle City	0.91	0.91	0.00	Water	Environmentally Constrained	P-2	0		No	
37.03	19.01	126 37th St	Lederer, Thomas J & Rita G	0.11	0.00	0.11		Potential Infill Development	R-2	17	2	No	
37.03	19.02	122 37th St	Walsh, Mary Beth, Trustee	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
37.07	13.02, 15.02, 16-19	3600 Sounds Ave	Mullen, John J Jr & Kathleen M	0.20	0.00	0.20		Potential Infill Development	R-2	17	3	No	
38.06	11, 12			0.13	0.13	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
38.06	1-5, 11-16, 19-22	3811-3819 Sounds Ave	Sea Isle City	0.54	0.54	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
38.06	17, 18			0.20	0.20	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
38.06	6-10, 17, 18	412 38th St	Platt, E Winfield Jr & Virginia	0.28	0.28	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
38.07	4.01, 5.01, 6.01	3810 Sounds Ave	Fair Investments Ptnrshp	0.09	0.09	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
38.07	9-10.01	3800 Sounds Ave	Sound Investment Iii Partnership	0.14	0.00	0.14		Potential Development	C-3	34.8	5	Yes	1
39.02	3.01, 3.02	27 40th St	Jersey Shore Properties LLC	0.13	0.00	0.13		Potential Infill Development	C-1	34.8	4	No	
39.05	41, 42	314 39th St	Syzdek, Stanley S & Eleonore A	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
40.05	19, 20	311 Jfk Blvd	Sea Isle City	0.13	0.00	0.13		Part of Adjacent Development	P-3	0		No	
42.04	13.02, 14.02, 15.02, 16.02	4208 Central Ave	Montgomery, Richard & Jacqueline R	0.11	0.00	0.11		Potential Infill Development	R-2	17	2	No	
43.04	27, 28	212 43rd St	Conti, Carmen & Ruth	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
43.05	1.01, 2.01, 3.01, 4.01	301 44th St	Moretti & Monchetti Partnership	0.13	0.00	0.13		Under Construction	C-3	34.8		No	
44.04	4.01	225 45th St	La Rosa, Florence Etals C/O Teefy	0.03	0.00	0.03		Undersized	R-2	17		No	

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Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
44.04	29-32	204 44th St	Endicott-Reardon Family Museum	0.26	0.00	0.26		Potential Infill Development	R-2	17	4	No	
44.05	82-84	4481 Venicean Road	4477 Venicean, LLC	0.17	0.00	0.17		Potential Infill Development	R-2A	18	3	No	
47.04	29, 30	206 47th St	Pittaluga, Frank & Santa	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
48.05	12-82	49th St	Sea Isle City	3.87	3.87	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
49.04	1-18	245 50th St	Sea Isle City	2.12	2.12	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
51.03	900	114 51st St	Buchhold, Judith A	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
51.03	902	110 51st St	Neri, Lawrence M	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
51.04	877	221 52nd St	Armentano, Thomas L	0.11	0.11	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
52.04	845	209 53rd St	Farley, James J Etals	0.13	0.13	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
52.04	837, 839	225 53rd St	Giancola, Gruccio Tr Gruccio&Cugino	0.26	0.26	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
53.05	176-186		Sea Isle City	1.42	1.42	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
54.05	151-174	55th & Roberts Ave	Sea Isle City	3.06	3.06	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
55.04	1555	218 55th St	Marinari, George	0.16	0.00	0.16		Potential Infill Development	R-2	17	3	No	
55.05	1575.04		Unknown	0.11	0.11	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
55.05	1593	338 55th St	Barrett, Thomas J Jr	0.22	0.22	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
55.05	1576, 1577	5504 Roberts Ave	Gruccio, James J Tr Philip A	0.21	0.21	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
55.05	1579-1583.02, 1594-1597	5501 Kneass St	Gruccio, Doris J	1.12	1.12	0.00	Wetlands	Environmentally Constrained	P-2	0		No	

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Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
55.05	1585, 1587, 1589, 1591	322 55th St	Gruccio, Philip A & Doris	0.88	0.88	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
55.06	1	Wetlands	Kulick, Michael & Bruno, Sharon	4.12	4.12	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
57.03	1380	5701 Central Ave	Phillips, Donna Jeanne	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
58.03	1294	110 58th St	Syzdek, Stanley S & Eleonore A	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
59.04	1.27	Central Ave Rear	Desiderio, Michael J	12.38	12.38	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
59.05	10	5926 Sounds Ave	Taws, John Malcolm	0.27	0.27	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
63.03	45	6301 Emmeus Rd	Desiderio Partnership	0.12	0.00	0.12		Part of Adjacent Development	C-5	34.8		No	
63.03	46	6305 Emmeus Rd	Desiderio Partnership	0.11	0.00	0.11		Part of Adjacent Development	C-5	34.8		No	
63.03	47	6309 Emmeus Rd	Desiderio Partnership	0.12	0.00	0.12		Part of Adjacent Development	C-5	34.8		No	
63.03	48	6313 Emmeus Rd	Desiderio Partnership	0.11	0.00	0.11		Part of Adjacent Development	C-5	34.8		No	
63.03	49	6317 Emmeus Rd	Desiderio Partnership	0.12	0.00	0.12		Part of Adjacent Development	C-5	34.8		No	
63.03	51	6325 Emmeus Rd	Desiderio Partnership	0.15	0.00	0.15		Part of Adjacent Development	C-5	34.8		No	
63.03	52	6329 Emmeus Rd	Sea Isle City	0.02	0.00	0.02		Undersized	R-2	17		No	
63.04	44	6326 Emmeus Rd	Freda, Kathryn A Etal	0.11	0.00	0.11		Part of Adjacent Development	R-2	17		No	
69.02	1134-1143	Wetlands	Desiderio, Michael J	1.35	1.35	0.00	Wetlands	Environmentally Constrained	P-3	0		No	
69.03	1		Unknown	0.60	0.60	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
69.03	1165		Unknown	0.02	0.02	0.00	Wetlands	Environmentally Constrained	P-2	0		No	

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Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
69.03	1144-1164	Roberts Ave	Desiderio, Michael J	2.33	2.33	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
70.04	1087	209 71st St	Dyduck, John & Lois	0.13	0.13	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
70.04	1088-1106	70th St	Desiderio, Michael J	2.31	2.31	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
70.05	1107-1130	7012 Roberts Ave	Desiderio, Michael J	3.04	3.04	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
70.06	1	Wetlands	Desiderio, Michael J	5.01	5.01	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
71.04	992	209 72nd St	Desiderio, F Tr & J % Barnett, Joan	0.13	0.13	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
71.04	993-1011	210 71st St	Desiderio, F Tr & J Jr % Barnett, J	2.41	2.41	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
71.05	1012-1019	7112 Roberts Ave	Desiderio, F Tr & J Jr % Barnett, J	1.02	1.02	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
71.05	1020-1035	318 71st St	Desiderio, F Tr & J Jr % Barnett, J	2.03	2.03	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
72.04	895-905	209 73rd St	Desiderio, F T & J Jr % Barnett, J	1.38	1.38	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
72.04	906-938	230 72nd St	Desiderio, F Tr & J Jr & Barnett, J	4.13	4.13	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
73.04	798-841	209 74th St	Silverman, K & Freda, J Etals	5.58	5.58	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
74.03	716	7409 Central Ave	Ausman, E F & Pv C/O Aushman P	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
74.04	724-742	210 74th St	Silverman, K & Freda, J Etals	2.26	2.26	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
74.05	1	Wetlands	Silverman, K & Freda, J Etals	5.62	5.62	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
75.03	626	113 76th St	Desiderio, Leonard J & Carmela	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
75.04	651-667	214 75th St	Silverman, K & Freda, J Etals	1.42	1.42	0.00	Wetlands	Environmentally Constrained	P-2	0		No	

Sea Isle City

Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
76.04	591, 592	7605 Roberts Ave	Silverman, K & Freda, J Etals Tr	0.26	0.26	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
77.01	443.02, 443.03	7701 Pleasure Ave	Biehl, Charles W F	0.13	0.00	0.13		Potential Infill Development	R-2	17	2	No	
77.05	1.01	Wetlands	Silverman, K & Freda, J Etals	7.14	7.14	0.00	Water	Environmentally Constrained	P-2	0		No	
77.05	1.03	7708 Roberts Ave	D,Anjolell, Robert L Sr Prt	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
77.05	1.1	7744 Roberts Ave	Sea Isle City	0.13	0.13	0.00	Water	Environmentally Constrained	R-2	17		No	
79.04	346	217 80th St	Urbaczewski, William P & Patricia R	0.13	0.00	0.13		Potential Infill Development	R-2	17	3	No	
80.03	248	126 80th St	Krier, Joseph R & Candace S	0.12	0.00	0.12		Potential Infill Development	R-2	17	3	No	
80.04	273, 275	229 81st St	Crowley, Joan P & Kling, Shirley A	0.25	0.25	0.00	Wetlands	Environmentally Constrained	R-2	17		No	
80.04	277-280	237 81st St	Distasio, Jos & Distasio, John V	0.37	0.37	0.00	Wetlands	Environmentally Constrained	P-2	0		No	
81.04	199.01, 199.02, 202	8104 Latham Ave	Feola, Louis Jr & Feola, Joann	0.13	0.13	0.00	Water	Environmentally Constrained	P-2	0		No	
81.04	203, 199.03	8100 Latham Ave	Distasio, John V & Deborah M	0.13	0.13	0.00	Water	Environmentally Constrained	P-2	0		No	
82.03	99	107 83rd St	Estate Of N Carbonetta C/O A Larro	0.13	0.00	0.13		Potential Infill Development	R-2	17	3	No	
83.03	57.01		Unknown	0.06	0.00	0.06		Undersized	R-2	17		No	
85.04	27.01	212 84th St	Mcgurk, John F & Barbara J	0.09	0.00	0.09		Undersized	R-2	17		No	
85.04	18.02, 19	219 85th St	Thomas, Marie R Rev Living Trust	0.12	0.00	0.12		Potential Infill Development	R-2	17	2	No	
85.04	20, 21	215 85th St	Miller, Robert E	0.19	0.00	0.19		Potential Infill Development	R-2	17	4	No	
86.04	1.01		Unknown	0.95	0.95	0.00	Water	Environmentally Constrained	C-3	34.8		No	

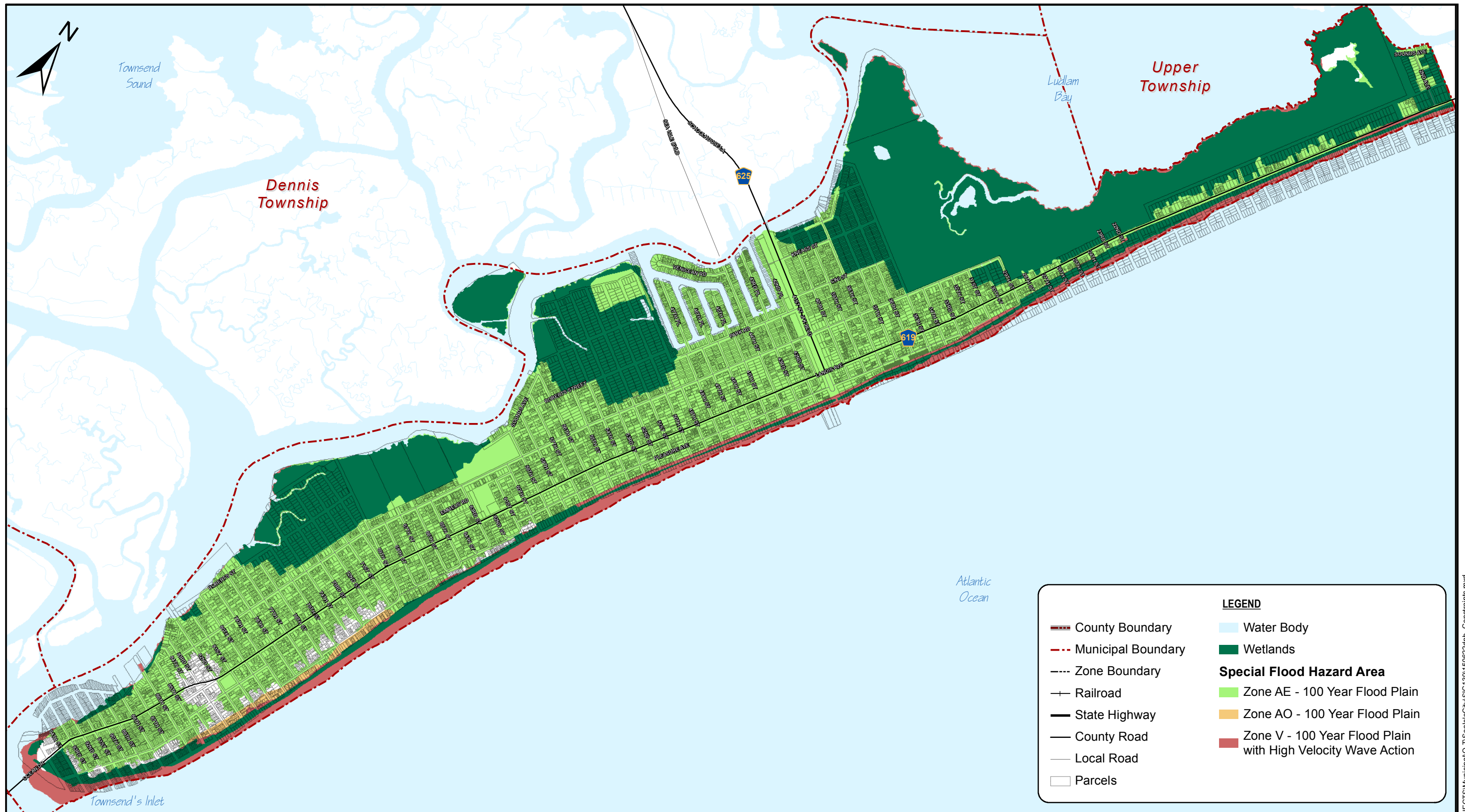
Sea Isle City

Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Constraint	Comment	Zone	Max Density	Potential Units	Include in RDP	RDP
86.04	3.01	Rip Grant	T I Yacht Club & Willard, Walt	1.36	1.36	0.00	Water	Environmentally Constrained	C-6	0		No	
86.04	4.01		Unknown	0.24	0.24	0.00	Water	Environmentally Constrained	C-3	34.8		No	
87.02	1, 2.01, 2.02, 3.01, 3.02, 4, 5.01, 12.05, 13.06, 14.05, 50.01	145 87th St	Phillips, George	0.28	0.00	0.33		Potential Development	C-2	34.8	12	Yes	2
88.02	23-28.01	136-150 87th St	Phillips, George	0.27	0.00	0.27		Potential Development	R-2	17	5	Yes	1
88.03	20, 21, 28, 29	203 88th St	Phillips, George	0.19	0.00	0.19		Potential Infill Development	R-2	17	4	No	
88.03	4.02, 4.05	8709 Sounds Ave	Pier 88 Marina LLC	0.09	0.09	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
88.04	1.01, 1.02	87-88th & Sounds Ave	Sea Isle City	0.35	0.35	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
89.01	1.01-3.02	8819 Pleasure Ave	D'arro, Giuseppe & Maria G	0.12	0.00	0.12		Potential Infill Development	R-2	17	3	No	
89.02	19.02, 20	117 89th St	Jakovlevs, Jr Valentine	0.06	0.00	0.06		Undersized	R-2	17		No	
89.03	34, 35	214 88th St	Pier 88 Marina LLC	0.10	0.00	0.10		Potential Infill Development	R-2	17	2	No	
89.03	46, 47	8800 Landis Ave	Pier 88 Marina LLC	0.10	0.00	0.10		Potential Infill Development	R-2	17	2	No	
89.03	9, 10	8801 Sounds Ave	Pier 88 Marina LLC	0.18	0.18	0.00	Wetlands	Environmentally Constrained	C-3	34.8		No	
90.04	23, 24	8900 Sounds Ave	Pier 88 Marina	0.23	0.23	0.00	Water	Environmentally Constrained	C-3	34.8		No	
92.04	1-3	9108 Sounds Ave	Hey, Elizabeth K @ Hey, Jeffrey	0.17	0.17	0.00	Water	Environmentally Constrained	P-2	0		No	
Total				107.14	100.60	6.58					106		5

Sea Isle City

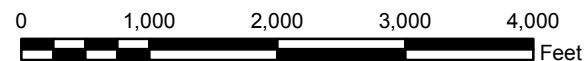
Potential Redevelopment Sites

Block	Lot(s)	Address	Owner	Lot Area	Constrained Area	Developable Area	Comment	Zone
39.04	9, 10.01-12.02, 13-16, 22, 23, 24, 110, 120	241 40th St	JCP&L	1.17	0	1.17	Contaminated Site	R-2
41.03	7 & 8.01	122 West Jersey Ave	Sea Isle City	0.13	0	0.13	Former Emergency Mgt Bldg	R-2
44.03	11 & 12	4416 Landis Ave	Sea Isle City	0.25	0	0.25	(Former City Hall) Parking Lot	C-1



County Boundary
 Municipal Boundary
 Zone Boundary
 Railroad
 State Highway
 County Road
 Local Road
 Parcels

LEGEND
 Water Body
 Wetlands
Special Flood Hazard Area
 Zone AE - 100 Year Flood Plain
 Zone AO - 100 Year Flood Plain
 Zone V - 100 Year Flood Plain with High Velocity Wave Action



Environmental Constraints

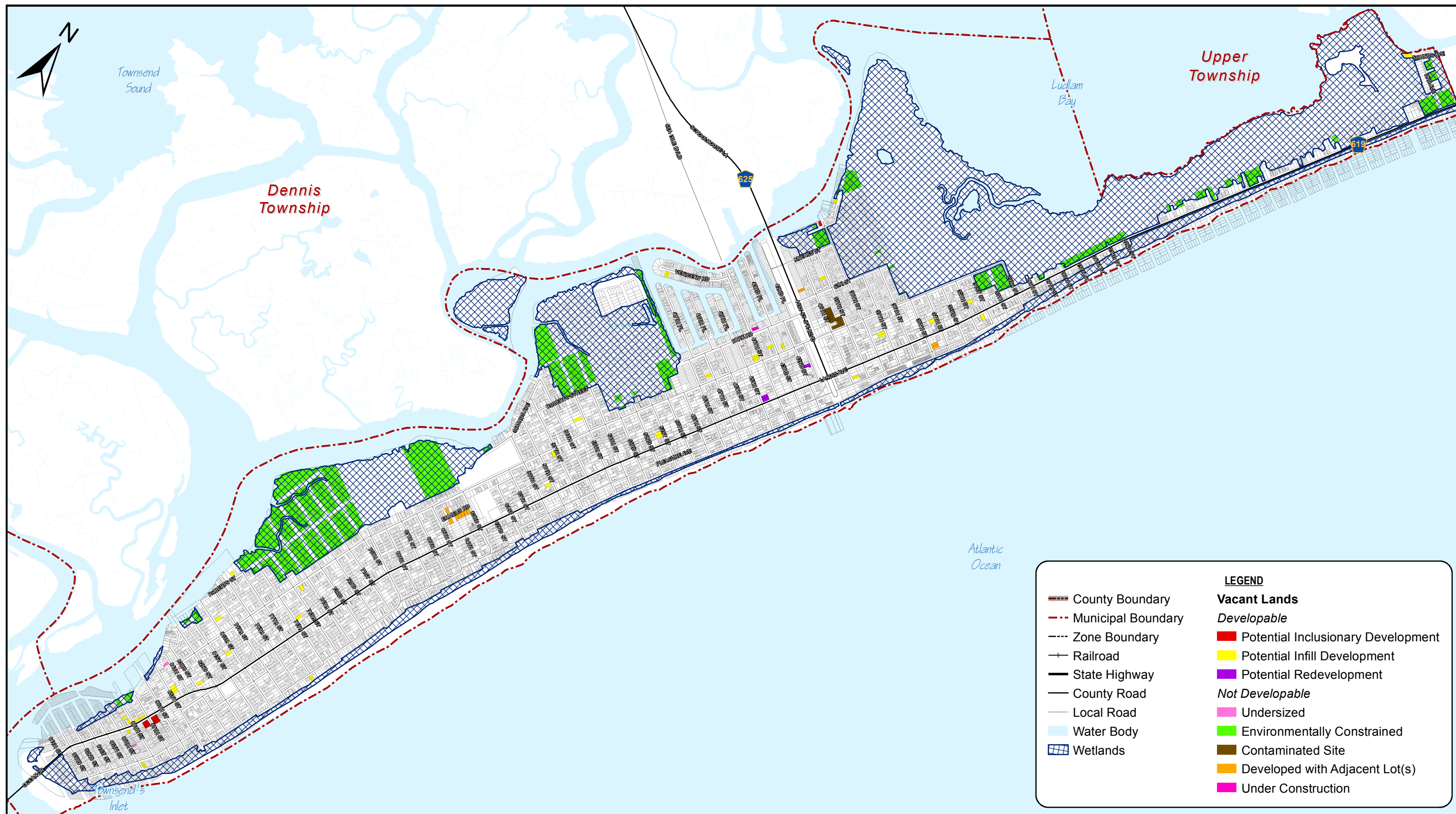
Sea Isle City

County of Cape May, New Jersey

MASER
CONSULTING P.A.

June 2015

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0 1,000 2,000 3,000 4,000
Feet

Vacant Lands Sea Isle City County of Cape May, New Jersey



June 2015

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