

Adopted \_\_\_\_\_, 2005

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
APPLICATION / APPEAL FORM**

Date of Application / Appeal: \_\_\_\_\_

**1. Location of premises that are the subject of this matter:**

Street address: 8806 Landis Avenue  
 Tax Block: 89.03 Lot(s): 44.02, 45  
 Zoning District in which premises are located: R-2

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

Roert J. Keogh & Lisa A. Keogh  
190 Campmeeting Road  
Willow Grove, PA 19090-1602

Designate a **contact person:**

Name: Donald A. Wilkinson, Esq.  
 Best method(s) to reach the contact person:  
 Telephone 609-263-0077 Cell Fax e-mail regular mail

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

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

**5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:**

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: Donald A. Wilkinson, Esq.  
 Address: 4210 Landis Avenue  
Sea Isle City, NJ 08243  
 Telephone: 609-263-0077 Fax: \_\_\_\_\_

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

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

- Appeal from decision of Zoning Official NJSA 40:55D-70a
- Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
- Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
- Flexible "c" variance NJSA 40:55D-70c(2)
- Use variance or "D" variance NJSA 40:55D-70d
  - (1) Use or principal structure not permitted in zoning district
  - (2) Expansion of non-conforming use
  - (3) Deviation from conditional use standard
  - (4) Increase in permitted floor area ratio
  - (5) Increase in permitted density
  - (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- Permit to build in street bed NJSA 40:55D-34
- Permit to build where lot does not abut street NJSA 40:55D-36
- Site plans NJSA 40:55D-76
  - Major site plan review
    - Preliminary site plan approval
    - Final site plan approval
  - Minor site plan review
  - Waiver of site plan
- Subdivision NJSA 40:55D-76
  - Minor subdivision
  - Major subdivision
    - Preliminary approval
    - Final approval
  - Waivers from subdivision and/or site plan standards
- Other

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

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

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

The Principal Structure was originally built (date) 1920 +/-.

The most recent structural changes were made (date) Unknown and consisted of \_\_\_\_\_.

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

- detached garage
- storage shed
- dock(s)
- swimming pool
- other: \_\_\_\_\_

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

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

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

- No on-site parking is available.
- Number of on-site parking spaces: 2 How many are stacked parking? \_\_\_\_\_
- Number and location of driveways: \_\_\_\_\_

Elevation level.

Flood elevation of the property is: \_\_\_\_\_  
 Elevation at top of curb, street frontage is: \_\_\_\_\_  
 This property  is  is not  on the FEMA list.

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

- 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 1920+/-. 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:

Replace existing 105 year old residence with new single family residence

---



---



---



---

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

26-20.1 Non-buildable lot

26-46.4 Front yard setback

26-46.5 Combined side yard

26.26-47.6 Rear yard

26-46.9 Lot coverage

Any other relief deemed necessary

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

---



---



---



---

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

Land Use Procedures, Sec. XXIX \_\_\_\_\_

Site Plan Review, Sec. XXX \_\_\_\_\_

Land Subdivision, Sec. XXXII \_\_\_\_\_

Signs, Sec. XXXIII \_\_\_\_\_

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	<u>R-2</u>			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	<u>30.73</u>	<u>50</u>	<u>30.73</u>	<u>Existing</u>

Lot Depth	102.43	100	102.43	No
Lot Area (s.f.)	3073	5000	3073	Existing

**PRINCIPAL STRUCTURE** For the principal structure on the property, indicate the following: Note: "SB" = setback

Front Yard SB	33.9	15	10.7	Yes
Side yard SB #1	0.2	5	5	No
Side yard SB #2		5	5	No
Total SYSB	7.6	15	10	Yes
Rear Yard SB	25.3	20	19.6	Yes
Building Height			29.67	No

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

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

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

**LOT COVERAGE**

Principal building (%)	25.4	35	35.8	Yes
Accessory building (%)				

**FLOOR AREA RATIO**

Principal bldg	39	.80	71.6%	No
----------------	----	-----	-------	----

Accessory bldg \_\_\_\_\_

**PARKING**

Location \_\_\_\_\_  
 No. spaces on-site \_\_\_\_\_ 2 \_\_\_\_\_ 2 \_\_\_\_\_ No

Driveway \_\_\_\_\_

**SIGNS**

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.

\_\_\_\_\_  
 No  
 \_\_\_\_\_

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
Daniel J. Patterson	618 Stokes Rd, Medford, NJ 08055	609-975-8656	

---

12, 13, 14- The subject property is a 3,073 ft undersized non-buildable lot containing a 125 year old single family residence. The applicant is requesting variance relief to replace the existing structure with a modular single family residence. The lot is angled at front and rear creating a need for front and rear yard set back relief (4 inches at rear and 5 feet in front) on one side of the building. The new structure will increase safety from fire and flood as it will conform with all current building and flood regulations. The angled nature of the lot creates a hardship regarding set backs which are de minimus in nature. As such, the relief can be granted without substantial detriment to the intent of the Zoning Ordinance or public good.

---

---

---

---

**VERIFICATION OF APPLICATION**

I, DONALD A. WILKINSON, do hereby certify to the following:

<sup>ATTORNEY FOR THE</sup>

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

\_\_\_\_\_  
(Signature of Applicant; print name beneath)

DONALD A. WILKINSON, ESQ.  
ATTORNEY FOR APPLICANT

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

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

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

Name of Appellant/Applicant: Robert Keogh and Lisa Keogh

Address of Subject Property: 8806 Landis Avenue


Tax Block: 89.03 Lot(s): 4.02, 45

-----  
Donald A. Wilkinson, Esq., being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the attorney for the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that the attached sealed survey/plan/plat prepared by Daniel J. Patterson and dated 12/3/25 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

  
\_\_\_\_\_  
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
this 1 day of April, 2026.

  
\_\_\_\_\_  
Notary Public  
MAIGHIDA-CAIT MOIRIN GLEESON  
A Notary Public of New Jersey  
My Commission Expires November 14, 2027

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

NAME of Appellant/Applicant: ROBERT J. + LISA A. KEOGH

Address of Subject Property: 8806 LANDIS AVENUE

Tax Block: 89.03

Lot(s): 44.02, 45

Please review the following schedule\*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[ \*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII ]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
<b>VARIANCES</b>					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)	x	\$ 500.00	+	\$ 1,500.00	2,000-
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
<b>PLANNING BOARD</b>					
Each informal review		\$ 100.00	+	\$ 1,500.00	
<b>SUBDIVISION</b>					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
<b>SITE PLANS</b>					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
<b>OTHER</b>					
**Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		\$ 500	+	\$ 1,500-	=\$ 2,000-

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

[ [ SICPB/ZB Fees Form effective 2/21/17 as per Ordinance No. 1598 (2016) Page 1 of 1 ] ]

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

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

-----  
Name of Appellant/Applicant: Robert and Lisa Keogh

Address of Subject Property: 8806 Landis Avenue

Tax Block: 89.03

Lot(s): 44.02, 45  
-----

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

1. I am the attorney for the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges, are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.

  
 \_\_\_\_\_  
 Signature of Owner/Appellant/Applicant  
 DONALD A. WILKINSON  
 ATTORNEY FOR APPLICANT

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

**CITY OF SEA ISLE CITY  
TAX & UTILITY COLLECTOR  
233 JFK BLVD ROOM #204  
SEA ISLE CITY, NJ 08243  
PHONE: (609) 263-4461 EXT. 1215  
FAX: (609) 263-6139**

DATE: 4/2/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: **89.03/44.02,45**  
ACCT ID#: **00005861/5277-0**  
LOCATION: **8806 Landis Ave**  
OWNER OF RECORD: **Keogh, Robert J & Lisa A**

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

Comments: **Property taxes are paid through the 2<sup>nd</sup> quarter of 2026. Water and Sewer is paid through the 1<sup>st</sup> quarter of 2026.**

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

*Jessica Gibson*  
CITY OF SEA ISLE CITY  
TAX COLLECTION DEPARTMENT

4/2/2026

Date

**Applicant's & Owners Name and Address:**

Robert Keogh and Lisa Keogh  
190 Campmeeting Rd  
Willow Grove, PA 19090-1602

**Subject Property-Street Address:**

8806 Landis Avenue, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 44.02, 45                      Block 89.03

---

**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **4<sup>th</sup> of May, 2026** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance relief to replace the existing residence at the property with a new single family residence. Applicant will request variance relief for pre-existing undersized lot, front, aggregate side and rear yard setbacks and lot coverage.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

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

**DONALD A. WILKINSON, ESQUIRE  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077**

**Notice to 200' List**

**Applicant's & Owners Name and Address:**

Robert Keogh and Lisa Keogh  
190 Campmeeting Rd  
Willow Grove, PA 19090-1602

**Subject Property-Street Address:**

8806 Landis Avenue, Sea Isle City, New Jersey

**Subject Property-Block & Lot Numbers:**

Lot 44.02, 45                      Block 89.03

---

**Dear Property Owner:**

**NOTICE OF APPLICATION FOR DEVELOPMENT**

**TAKE NOTICE** that a Hearing will be held before the Zoning Board of the City of Sea Isle City, on the **4<sup>th</sup> of May, 2026** at the City Hall of Sea Isle, 233 JFK Boulevard, Sea Isle City, New Jersey at 7:00PM, to consider an Appeal or Application for Development regarding the above mentioned property, wherein, the Applicant or Appellant is requesting variance relief to replace the existing residence at the property with a new single family residence. Applicant will request variance relief for pre-existing undersized lot, front, aggregate side and rear yard setbacks and lot coverage.

In connection thereto applicant will further request any and all other variances, waivers, or other relief deemed necessary.

ALL PERSONS wishing to make a statement or offer evidence concerning this application must appear in person at the hearing or through an attorney or agent. The zoning board can not accept petitions or letters and must rely on live testimony.

The application and all Maps and documents relating to the said matter, will be available for public inspection at Construction Office, 233 JFK Boulevard, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours.

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

**DONALD A. WILKINSON, ESQUIRE**  
4210 LANDIS AVENUE  
PO BOX 153  
SEA ISLE CITY, NEW JERSEY 08243  
609-263-0077



# 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 89.03 - Lot 44.02 & 45, 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 01-16-26

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 Additional Lot Additional Lot	Property Class	Owner Address		Zip Code
			City, State	City, State	
88.02 1	141 88TH ST 2,3,4,01	2	CURRENT OWNER 239 MADISON WARMINSTER, PA		18974
88.02 4.02 C-A	139 88TH ST SOUTH 5,6	2	CURRENT OWNER 13 ROLLING GLEN MOUNT LAUREL, NJ		08054
88.02 4.02 C-B	139 88TH ST NORTH 5,6	2	CURRENT OWNER 13 ROLLING GLEN CIR MOUNT LAUREL, NJ		08054
88.03 1.01 C-E	221 88TH ST EAST 6,7,01	2	CURRENT OWNER 2333 FOREST LN HARRISBURG, PA		17112
88.03 1.01 C-W	221 88TH ST WEST 6, 7,01	2	CURRENT OWNER 513 LEVICK STREET PHILA, PA		19111
88.03 1.02	225 88TH ST	2	CURRENT OWNER 12111 VELVET HILL DR OWINGS MILLS, MD		21117
88.03 2	227 88TH ST 2,01	2	CURRENT OWNER 1125 BLAIR WAY PERKASIE, PA		18944
88.03 7.02	217 88TH ST 8,9,01	2	CURRENT OWNER 5 PETER COOPER RD 2-H NEW YORK, NY		10010
88.03 9.02	213 88TH ST 10	2	CURRENT OWNER 702 CADMUS RD POTTSTOWN, PA		19485
88.03 11 C-A	209 88TH ST 1ST FLR 12	2	CURRENT OWNER 289 SWIFT RD LANGHORNE, PA		19047
88.03 11 C-B	209 88TH ST 2ND FLR 12	2	CURRENT OWNER 1583 WRIGHTSTOWN RD NEWTOWN, PA		18940
88.03 16.01 C-E	214 87TH ST EAST 15,02	2	CURRENT OWNER 14 CURLEY MILL RD CHALFONT, PA		18914
88.03 16.01 C-W	214 87TH ST WEST 15,02	2	CURRENT OWNER 214 87TH ST WEST SEA ISLE CITY, NJ		08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
88.03 17.01	210 87TH ST 16.02	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 18.01	207 88TH ST 19	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 20	203 88TH ST 21,28,29	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
88.03 27	206 87TH ST 18.02,17.02	1	CURRENT OWNER 300 77TH ST SEA ISLE CITY, NJ	08243
89.02 1.01	8815 LANDIS AVE 2.01,3.01	2	CURRENT OWNER 8815 LANDIS AVE SEA ISLE CITY, NJ	08243
89.02 1.02 C-E	133 89TH ST EAST 2.02-6.02,11	2	CURRENT OWNER 203 HAWS LN FLOURTOWN, PA	19031
89.02 1.02 C-W	133 89TH ST WEST 2.02-6.02,11	2	CURRENT OWNER 104 COVE LN MEDIA, PA	19063
89.02 4.01	LANDIS AVE 5.01,6.01	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
89.02 7.01 C-E	144 88TH ST EAST 8.01,9.01,10.01	2	CURRENT OWNER 921 HEATHERWOOD DR E NORRITON, PA	19403
89.02 7.01 C-W	144 88TH ST WEST 8.01,9.01,10.01	2	CURRENT OWNER 530 EASY STREET PHILADELPHIA, PA	19111
89.02 7.02	140 88TH ST 8.02,9.02,10.02, 28,29,30.01	2	CURRENT OWNER 617 CENTRE ST HADDONFIELD, NJ	08033
89.02 12 C-E	131 89TH ST EAST 13	2	CURRENT OWNER 727 CALEDONIA ST PHILADELPHIA, PA	19128
89.02 12 C-W	131 89TH ST WEST 13	2	CURRENT OWNER 230 BOBWHITE RD NEW HOPE, PA	18938

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
89.03 16 C-N	221 89TH ST NORTH 17,18.01	2	CURRENT OWNER 1110 MAIN ST DARBY, PA	19023
89.03 16 C-S	221 89TH ST SOUTH 17,18.01	2	CURRENT OWNER 8200 GERMANTOWN AVE #3A PHILADELPHIA, PA	19118
89.03 19 C-E	217 89TH ST EAST 18.02,20,21.01	2	CURRENT OWNER 961 WOODCREST RD ABINGTON, PA	19001
89.03 19 C-W	217 89TH ST WEST 18.02,20,21.01	2	CURRENT OWNER 308 BAILEY RD MULLICA HILL, NJ	08062
89.03 21.02	213 89TH ST 22	2	CURRENT OWNER 50 DIEMER DR MEDIA, PA	19063
89.03 23	211 89TH ST 24,25	2	CURRENT OWNER 1005 LEXINGTON MEWS SWEDSBORO, NJ	08085
89.03 26	230 88TH ST 27	2	CURRENT OWNER 1184 BRINCKMAN RD PENNSBURG, PA	18073
89.03 28 C-E	228 88TH ST EAST 29,30.01,30.02	2	CURRENT OWNER 404 GLEN MILLS PO BOX 41 THORNTON, PA	19373
89.03 28 C-W	228 88TH ST WEST 29,30.01,30.02	2	CURRENT OWNER 1003 EASTON RD APT C717 WILLOW GROVE, PA	19090
89.03 31.02	224 88TH ST 31.01	2	CURRENT OWNER 271 SAXONY DRIVE NEWTOWN, PA	18940
89.03 32	218 88TH ST 33	2	CURRENT OWNER 2511 COUNTY HOUSE RD DEPTFORD, NJ	08096
89.03 34	214 88TH ST 35	1	CURRENT OWNER 6205 CENTRAL AVE SEA ISLE CITY, NJ	08243
89.03 36	210 88TH ST 37	2	CURRENT OWNER 245 OGDEN AVE SWARTHMORE, PA	19081

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
89.03 38 C-E	201 89TH STREET EAST 39,40	2	CURRENT OWNER 3540 GRAYBUM RD PASADENA, CA	91107
89.03 38 C-W	201 89TH STREET WEST 39,40	2	CURRENT OWNER 661 BAIR RD BERWYN, PA	19312
89.03 41	8810 LANDIS AVE 42	2	CURRENT OWNER 8810 LANDIS AVE SEA ISLE CITY, NJ	08243
89.03 43 C-A	8808 LANDIS AVE 1ST FLR 44.01	2	CURRENT OWNER 8808 LANDIS AVE #1 SEA ISLE CITY, NJ	08243
89.03 43 C-B	8808 LANDIS AVE 2ND FLR 44.01	2	CURRENT OWNER 3513 HORTON RD NEWTOWN SQUARE, PA	19073
89.03 44.02	8806 LANDIS AVE 45	2	CURRENT OWNER 190 CAMPMEETING RD WILLOW GROVE, PA	19090
89.03 46	8800 LANDIS AVE 47	1	CURRENT OWNER 6205 CENTRAL AVE SEA ISLE CITY, NJ	08243
90.02 6 C-E	138 89TH ST EAST 7,25.01	2	CURRENT OWNER 2880 ASHTON CT DOYLESTOWN, PA	18902
90.02 6 C-W	138 89TH ST WEST 7,25.01	2	CURRENT OWNER 2142 ASH LN LAFAYETTE HILL, PA	19444
90.03 46.02	212 89TH ST 47	2	CURRENT OWNER 9 GARTON CT SEWELL, NJ	08080
90.03 52 C-E	8900 LANDIS AVE EAST 53,54	2	CURRENT OWNER 8900 LANDIS AVE E SEA ISLE CITY, NJ	08243
90.03 52 C-W	8900 LANDIS AVE WEST 53,54	2	CURRENT OWNER 8900 LANDIS AVE WEST SEA ISLE CITY, NJ	08243

**JOSEPHSON  
WILKINSON &  
GILMAN, P.A.  
ATTORNEYS AT LAW**

4210 LANDIS AVENUE  
SEA ISLE CITY, NJ 08243  
(609) 263-0077  
FAX: (609) 368-6033  
E-MAIL: donald.wilkinson@lawjwg.com

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

April 1, 2026

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

Re: Keogh, Robert & Lisa  
8806 Landis Avenue  
Sea Isle City, New Jersey  
Our File No. L0003-26

Dear Ms. Ferrilli:

This office represents Robert & Lisa Keogh in reference to the enclosed Zoning Board application.

I enclose 18 sets of application. We request that the matter be scheduled for the May 4th meeting.

Please advise if you require any further items.

Very truly yours,  
JOSEPHSON, WILKINSON, & GILMAN P.A.

  
DONALD A. WILKINSON

DAW/mmg  
Enclosures

SEA ISLE CITY  
ZONING BOARD  
APR 1 2026  
RECEIVED