

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: 133 91<sup>st</sup> Street  
Tax Block: 91.02 Lot(s): 9.02, 10, 11, 12.01  
Zoning District in which premises are located: R-2

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

Michael F. Rufo and Kimberly Rufo  
225 Woodside Lane  
Broomall, PA 19008

Designate a **contact person:**

Name: Donald A. Wilkinson  
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  
Address: 4210 Landis Avenue  
Sea Isle City, New Jersey 08243  
Telephone: 609-263-0077 Fax: 609-263-6033

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) 1927.

The most recent structural changes were made (date) 2008 and consisted of side addition.

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: three How many are stacked parking? two
- Number and location of driveways: one- on site

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 1927. Before that time, the property was used as unknown

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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 above ground pool with in ground pool.

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

Section 26-27.7 (a) Distance of proposed in-ground pool to main structure.  
 Any other relief deemed necessary.

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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.

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

- Land Use Procedures, Sec. XXIX \_\_\_\_\_
- Site Plan Review, Sec. XXX \_\_\_\_\_
- Land Subdivision, Sec. XXXII \_\_\_\_\_
- Signs, Sec. XXXIII \_\_\_\_\_

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	R-2			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	60'	50'	60'	NO

Lot Depth	74	100	74	NO-Existing
Lot Area (s.f.)	4400	5000	4400	NO-Existing

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

Front Yard SB	N/A			
Side yard SB #1				
Side yard SB #2				
Total SYSB				
Rear Yard SB				
Building Height				

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

Front Yard SB	N/A		60	No
Side Yard SB #1	N/A	5	6	No
Side Yard SB #2	N/A		36	No
Rear Yard SB	N/A	5	6	No
Distance to other buildings	N/A	10	6	Yes
Building Height	N/A		0	No

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

Principal building (%)			2.2	No
Accessory building (%)				

**FLOOR AREA RATIO**

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

**PARKING**

Location \_\_\_\_\_  
 No. spaces on-site \_\_\_\_\_ **3** \_\_\_\_\_ **No** \_\_\_\_\_  
 Driveway \_\_\_\_\_

**SIGNS**

Dimensions **N/A** \_\_\_\_\_  
 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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  


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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
Paul D. Kates	215 South Shore Rd, Marmora, NJ 08223	609-365-1747	

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12, 13. The property contains an existing single family residence. The applicants are proposing to install a 8' x 18' in-ground pool in the rear yard which will replace an existing above ground pool. The pool will conform to all accessory structure requirements except distance from main building (10' required.) As the lot is only 74' deep and developed it will impose a hardship to meet the 10' requirement. The proposed in-ground pool will not affect light, air or open space or fire safety which are the purpose of accessory set back requirements and as such the relief can be granted without substantial detriment to the public good or intent of the Zoning Ordinance.

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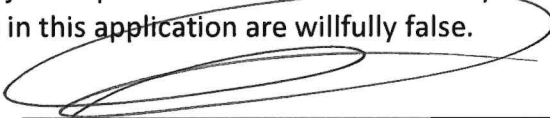
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**VERIFICATION OF APPLICATION**

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

1. I am the <sup>ATTORNEY FOR</sup> 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.

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 :  
 : ss.  
County of Cape May :

Name of Appellant/Applicant: Michael and Kimberly Rufo

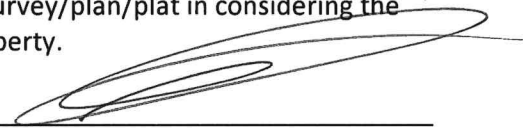
Address of Subject Property: 133 91<sup>st</sup> Street

Tax Block: 91.02 Lot(s): 9.02, 10, 11, 12.01

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Michael Rufo, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that the attached sealed survey/plan/plat prepared by Paul D. Kates and dated 12/15/25 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  
DONALD A. WILKINSON, ESQ.  
ATTORNEY FOR APPLICANT

Sworn and subscribed to before me  
this 19 day of MARCH, 2026.

  
\_\_\_\_\_  
Notary Public

**MAIGHDA-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: RUFO, MICHAEL & KIMBERLY

Address of Subject Property: 133 91<sup>st</sup> St.

Tax Block: 91.02

Lot(s): 9.02, 10, 11, 12.01

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	2000
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	+	\$ 1500	=\$ 2000

\*\* 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**

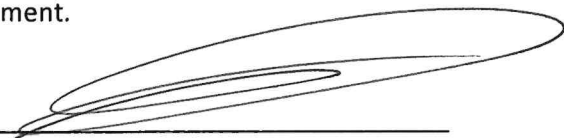
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Name of Appellant/Applicant: Michael Rufo and Kimberly Rufo

Address of Subject Property: 133 91<sup>st</sup> Street

Tax Block: 91.02 Lot(s): 9.02, 10, 11, 12.01

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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, ESQ.

***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: 3/20/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: **91.02 / 9.02,10,11,12.01**  
ACCT ID#: **00005915 & 5332-0**  
LOCATION: **133 91<sup>st</sup> Street**  
OWNER OF RECORD: **Rufo, Michael & Kimberly**

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 also paid through the first quarter of 2026 as well.**

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

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

3/20/2026

Date

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

MICHAEL RUFO and KIMBERLY RUFO  
225 WOOLSIDE LANE  
BROOMALL, PA 19008

**Subject Property-Street Address:**

133 91<sup>st</sup> STREET, SEA ISLE CITY, NEW JERSEY

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

Lot 9.02, 10, 11, 12.01 Block 91.02

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**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 \_\_\_\_\_ of \_\_\_\_\_, 2026 at the Sea Isle City Public Safety Building, 233 John F. Kennedy Blvd., 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 for distance of proposed rear yard in-ground pool to main residence.

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 City Hall, 233 JFK Boulevard, Second Floor, Rear, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours, 9:00am to 4:00pm.

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

**Proposed Letter to 200' List**

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

MICHAEL RUFO and KIMBERLY RUFO  
225 WOOLSIDE LANE  
BROOMALL, PA 19008

**Subject Property-Street Address:**

133 91<sup>st</sup> STREET, SEA ISLE CITY, NEW JERSEY

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

Lot 9.02, 10, 11, 12.01 Block 91.02

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**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 **of** **2026** at the Sea Isle City Public Safety Building, 233 John F. Kennedy Blvd., 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 for distance of proposed rear yard in-ground pool to main residence.

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The application and all Maps and documents relating to the said matter, will be available for public inspection at City Hall, 233 JFK Boulevard, Second Floor, Rear, Sea Isle City, New Jersey 10 days prior to the Hearing date, during normal business hours, 9:00am to 4:00pm.

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.

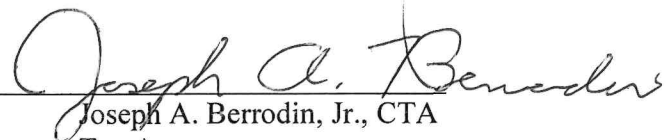
SEA ISLE CITY, NJ 08243

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 91.02 - Lot 9.02, 10, 11, 12, 13, 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 03-13-26

  
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 City, State	Zip Code
90.02 1	8913 LANDIS AVE 2	2	CURRENT OWNER 452 REID WAY WEST CHESTER, PA	19382
90.02 3	8907 LANDIS AVE 4,5	2	CURRENT OWNER 8907 LANDIS AVE SEA ISLE CITY, NJ	08243
90.02 8	133 90TH ST 9	2	CURRENT OWNER 621 WILLIAMSBURG DR BROOMALL, PA	19008
90.02 10 C-A	127 90TH ST EAST 11,12,13.01	2	CURRENT OWNER 2112 SUNNYSIDE LN GARNET VALLEY, PA	19060
90.02 10 C-B	129 90TH ST WEST 11,12,13.01	2	CURRENT OWNER 31 SWARTHMORE AVE STRATFORD, NJ	08084
90.02 13.02	125 90TH ST 14,15.01	2	CURRENT OWNER 2122 KIMBALL ST PHILADELPHIA, PA	19146
90.02 15.02	121 90TH ST 16	2	CURRENT OWNER 162 HEARTHSTONE DR BERLIN, NJ	08009
90.02 17 C-E	119 90TH ST EAST 18	2	CURRENT OWNER 291 COPPER BEECH DR BLUE BELL, PA	19422
90.02 17 C-W	119 90TH ST WEST 18	2	CURRENT OWNER 119 90TH ST SEA ISLE CITY, NJ	08243
91.02 1	9011 LANDIS AVE 2	2	CURRENT OWNER 9013 LANDIS AVE SEA ISLE CITY, NJ	08243
91.02 3	9005-9009 LANDIS AVE 4,5	2	CURRENT OWNER 8 REDWOOD RD MARTINSVILLE, NJ	08836
91.02 6	9001 LANDIS AVE 7	2	CURRENT OWNER 8 REDWOOD RD MARTINSVILLE, NJ	08836
91.02 8	135 91ST ST 9.01	2	CURRENT OWNER 6 RALEIGH DRIVE MOUNT LAUREL, NJ	08054

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
91.02 9.02	133 91ST ST 10,11,12.01	2	CURRENT OWNER 225 WOODSIDE LA BROOMALL, PA	19008
91.02 12.02 C-E	129 91ST ST EAST 13,14,15	2	CURRENT OWNER 1508 SPRING MILL LN VILLANOVA, PA	19085
91.02 12.02 C-W	129 91ST ST WEST 13,14,15	2	CURRENT OWNER 232 TOHOPECKA RD CLARKSBORO, NJ	08020
91.02 16	123 91ST ST 17.01	2	CURRENT OWNER 222 FOXCROFT AVE BROOMALL, PA	19008
91.02 17.02	121 91ST ST 18	1	CURRENT OWNER 940 MARSHALL DR POTTSTOWN, PA	19465
91.02 19	115 91ST ST 20,21.01	2	CURRENT OWNER 115 91ST ST SEA ISLE CITY, NJ	08243
91.02 21.02	113 91ST ST 22,23	2	CURRENT OWNER 216 85TH ST SEA ISLE CITY, NJ	08243
91.02 26	138 90TH ST 27	2	CURRENT OWNER 281 CASSATT RD BERWYN, PA	19312
91.02 28	134 90TH ST 29.01	2	CURRENT OWNER 107 SOUTH RD WILMINGTON, DE	19809
91.02 29.02	132 90TH ST 30	2	CURRENT OWNER 1003 DUNNING DR WEST CHESTER, PA	19382
91.02 31	130 90TH ST 32.01,32.02,33.01	2	CURRENT OWNER 2267 EAST DEERFIELD RD MEDIA, PA	19063
91.02 33.02	126 90TH ST 34	2	CURRENT OWNER 212 CHARLES ELLIS DR NEWTOWN SQUARE, PA	19073
91.02 35	122 90TH ST 36.01	2	CURRENT OWNER 215 IVYSTONE DR DOWNINGTOWN, PA	19335

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
91.02 36.02	120 90TH ST 37	2	CURRENT OWNER 42699 LAURIER DR ASHBURN, VA	20148
91.02 38	116 90TH ST 39,40	2	CURRENT OWNER 116 90TH ST SEA ISLE CITY, NJ	08243
91.03 56 C-A	9016 LANDIS AVE 1ST FLR 57,58	2	CURRENT OWNER 7869 COCOBAY DR NAPLES, FL	34108
91.03 56 C-B	9016 LANDIS AVE 2ND FLR 57,58	2	CURRENT OWNER 7869 COCOBAY DR NAPLES, FL	34108
91.03 59 C-1	9006 LANDIS AVE 1ST FLR 60,61,01	2	CURRENT OWNER 9006 LANDIS AVE 1ST FLOOR SEA ISLE CITY, NJ	08243
91.03 59 C-2	9006 LANDIS AVE 2ND FLR 60,61,01	2	CURRENT OWNER 190 LAWNSIDE AVE COLLINGSWOOD, NJ	08108
91.03 61.02	9004 LANDIS AVE 62	2	CURRENT OWNER 930 WOODED POND RD AMBLER, PA	19002
92.02 1	9113 LANDIS AVE 2	2	CURRENT OWNER 9113 LANDIS AVE SEA ISLE CITY, NJ	08243
92.02 3 C-A	9107 LANDIS AVE 1ST FLR	2	CURRENT OWNER 26 SOUTH VILLAE DRIVE EXTON, PA	19341
92.02 3 C-B	9107 LANDIS AVE 2ND FLR 4	2	CURRENT OWNER 930 WEST AVE SPRINGFIELD, PA	19064
92.02 5 C-A	144 91ST ST EAST 6,7	2	CURRENT OWNER 245 S LANDMARK LN FORT WASHINGTON, PA	19034
92.02 5 C-B	144 91ST ST WEST 6,7	2	CURRENT OWNER 63 VANDEVERE LN COLUMBUS, NJ	08022
92.02 8	141 92ND ST 9,01	2	CURRENT OWNER 141 92ND STREET SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92.02 9.02	137 92ND ST 10,11.01	2	CURRENT OWNER 30 CYNWYD DR CAPE MAY COURT HOUSE, NJ	08210
92.02 11.02	125 92ND ST 12,13,14.01	2	CURRENT OWNER 355 HUTCHINSON AVE HADDONFIELD, NJ	08007
92.02 14.02	123 92ND ST 15,16	2	CURRENT OWNER 123 92ND ST SEA ISLE CITY, NJ	08243
92.02 17	121 92ND ST 18	2	CURRENT OWNER 551 FLETCHER RD WAYNE, PA	19087
92.02 19	117 92ND ST 20,21	2	CURRENT OWNER 50 S 16TH ST, #4210 PHILADELPHIA, PA	19102
92.02 22	111 92ND ST 23,24.01	2	CURRENT OWNER 40 CLEFT ROCK RD LEVITTOWN, PA	19057
92.02 26 C-A	140 91ST ST SOUTH 27	2	CURRENT OWNER 331 DRUMMERS LN PHOENIXVILLE, PA	19460
92.02 26 C-B	140 91ST ST NORTH 27	2	CURRENT OWNER 305 HOMESTEAD AVE HADDENFIELD, NJ	08033
92.02 28	136 91ST ST 29	2	CURRENT OWNER 113 AZALEA WAY FLOURTOWN, PA	19031
92.02 30	132 91ST ST 31	2	CURRENT OWNER 2003 JULIA DR CONSHOHOCKEN, PA	19428
92.02 32	128 91ST ST 33	2	CURRENT OWNER 3 LOCUST LA WALLINGFORD, PA	19086
92.02 34 C-E	124 91ST ST EAST 35,36.01	2	CURRENT OWNER 151 N SMITH TER CLEMINGTON, NJ	08021
92.02 34 C-W	124 91ST ST WEST 35,36.01	2	CURRENT OWNER 30 TULIP DR MALVERN, PA	19355

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
92.02 36.02	120 91ST ST 37	2	CURRENT OWNER 120 PLYMOUTH RD SICKLERVILLE, NJ	08081
92.02 38 C-E	118 91ST ST EAST 39,40	2	CURRENT OWNER 8115 HEACOCK LN WYNCOTE, PA	19095
92.02 38 C-W	118 91ST ST WEST 39,40	2	CURRENT OWNER 4217 SIR ANDREW CIR DOYLESTOWN, PA	18902
92.02 41	114 91ST ST 42.02,43.02	2	CURRENT OWNER 200 FRIENDSHIP RD DREXEL HILL, PA	19026

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

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SEA ISLE CITY, NJ 08243  
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FLORENCE E. JOSEPHSON (1943-79)  
DONALD A. WILKINSON  
CORY J. GILMAN

March 20, 2026

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

Re: Rufo, Michael & Kimberly  
133 91<sup>st</sup> Street  
Sea Isle City, New Jersey  
Our File No. L0069-25

Dear Ms. Ferrilli:

This office represents Michael & Kimberly Rufo in reference to the enclosed Zoning Board application.

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

Please advise if you require any further items.

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

DONALD A. WILKINSON

DAW/mmg  
Enclosures



<b>Sea Isle City Zoning Board of Adjustment</b>	Applicant's Last Name: Rufo
	Property Address: 133 91 <sup>st</sup> 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:

1 copy of this Checklist (on top of Package), plus:

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

Plus, 18 sets of Applications, each set compiled of the following documents:

- ZB-1 SICZB current Application form, including signed and dated verification
- ZB-2 Survey, Plan, or Plat Affidavit
- ZB-5 Proposed form of Notice of Hearing
- 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.
- Undersized lot cases only:* attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- Site plan approval and/or subdivision approval, also include:*
  - ZB-11 Applications Involving Subdivisions *and/or*
  - ZB-12 Applications Involving Site Plans

**NOTE** that all Application Packages must be submitted to the Board Secretary in 18 complete sets. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubberband, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

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

*Finally:* On or before the date of the hearing, the Affidavit of Service [ZB-6] and all certified mail receipts and Proof of Publication must be submitted to the Zoning Board Secretary.