

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: 24 89th Street
 Tax Block: 90.01 Lot(s): 22 & 23
 Zoning District in which premises are located: R-2
2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
Anthony J. and Joan A. Braca
550 Mason Drive, Blue Bell, PA 19422

Designate a contact person:
 Name: Andrew D. Catanese, Esq.
 Best method(s) to reach the contact person:
 Telephone Cell Fax e-mail regular mail
acatanese@mcdpclaw.com ; rvargas@mcdpclaw.com
3. Applicant is (check one): ☒ property owner ☐ contract purchaser
 If contract purchaser, you must attach a copy of the contract to the application.
4. ☐ Check here if the Applicant is a corporation or partnership.
 [If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]
5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:
 [Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]
 Name: Andrew D. Catanese, Esq. - Monzo Catanese DeLollis, P.C.
 Address: 211 Bayberry Drive, Ste 2A
Cape May Court House, NJ 08210
 Telephone: (609) 463-4601 Fax: (609) 463-4606
 Did an attorney or other land use professional assist you in the preparation of this application? Yes ☒ No ☐

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

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

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

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

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

The Principal Structure was originally built (date) 2008.

The most recent structural changes were made (date) _____ and consisted of _____.

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

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

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

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

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

- ☐ No on-site parking is available.
Number of on-site parking spaces: 2 current, 3 proposed
How many are stacked parking? 2 current, 3 proposed
Number and location of driveways: 3 spaces - front yard, easterly

Elevation level.

Flood elevation of the property is: AE Elevation 9

Elevation at top of curb, street frontage is: 8.96' / 9.21'

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

The property has been used in this manner since 2008.
Before that time, the property was used as _____

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

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

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

Describe your proposed changes:

Applicant proposes to renovate the existing home. This includes elevating the existing entry foyer, small expansion of the second floor deck, and proposed rear building bump-out.

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

minumum front yard setback (deck and step reconfiguration) § 26-46.13
 minimum rear yard (projection) § 26-27.3

Note: Additional nonconformities will remain (see variance plan).

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

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

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

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

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

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>Zoning District:</u>	R-2			
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>40'</u>	<u>50'</u>	<u>40'</u>	ENC
Lot Depth	<u>74'</u>	<u>100'</u>	<u>74'</u>	ENC
Lot Area (s.f.)	<u>2,960 sf</u>	<u>5,000 sf</u>	<u>2,960 sf</u>	ENC

<u>PRINCIPAL STRUCTURE</u>	<i>For the principal structure on the property, indicate the following:</i>			Note: "SB" =
	setback			ENC
Front Yard SB	14.08' (porch) 14.08' (steps)	15' / 14' (steps)	14.08' (Porch) 2.42' (steps)	Yes
Side yard SB #1	4.77' (NW)	5'	4.77'	ENC
Side yard SB #2	5.79' (NE)	5'	5.79'	No
Total SYSB	10.56'	15'	10.56'	ENC
Rear Yard SB	17.79'	20'	16.29' (Projection) 17.79' (Building)	Yes ENC
Building Height	30.32'	32' above DFE (BFE + 1')	32'	No

<u>ACCESSORY STRUCTURES</u>	<i>For all accessory structures on the property, indicate the following:</i>			
	N/A			
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>
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LOT COVERAGE

Principal building (%)	32% (954 sf)	35% (1,036 sf)	33% (977 sf)	No
Accessory building (%)	N/A	N/A	N/A	N/A

FLOOR AREA RATIO

Principal bldg	0.89 (2626 SF)	0.80 (2368 SF)	0.88 (2612 SF)	ENC*
Accessory bldg	N/A	N/A	N/A	N/A

PARKING

Location				
No. spaces on-site	2	4	3	ENC*
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.
OPRA Request sent - response pending

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

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.

15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

N/A

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
Andrew D. Catanese, Esq.	211 Bayberry Drive, Suite 2A	(609) 463-4601	(609) 463-4606
Monzo Catanese DeLollis, P.C.	Cape May Court House, NJ 08210		
John E. Halbruner, P.E., R.A.	4 Clermont Drive	(609) 398-4477	
The Hyland Group	Clermont, NJ 08210		
James E. McAfee, R.A.	46 Roosevelt Blvd.	(609) 200-6086	
McAfee Architects	Marmora, NJ 08223		

VERIFICATION OF APPLICATION

I, Joan A. Braca, do hereby certify to the following:

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

07/28/2026
(date)

Joan A. Braca
(Signature of Applicant; print name beneath)

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

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

State of New Jersey :
County of Cape May : ss.
Name of Appellant/Applicant: Anthony J. and Joan A. Braca
Address of Subject Property: 24 89th Street
Tax Block: 90.01 Lot(s): 22 & 23

Joan A. Braca, 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 Polistina Associates, LLC and dated 2/26/25, rev. 6/10/26 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

Joan A. Braca
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 28th day of July, 2024.

Rachael C. Vargas Camacho
Notary Public

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

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

NAME of Appellant/Applicant: Anthony J. and Joan A. Braca

Address of Subject Property: 24 89th Street

Tax Block: 90.01

Lot(s): 22 & 23

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

[*per Sea Isle City Land Use Ordinance No. 1735 (2026) Chapter XXVIII]

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

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

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

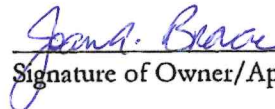
PLEASE NOTE: When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)

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

Name of Appellant/Applicant: Anthony J. and Joan A. Braca
Address of Subject Property: 24 89th Street
Tax Block: 90.01 Lot(s): 22 & 23

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

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



Signature of Owner/Appellant/Applicant

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

Zoning Board Application
Anthony Braca & Joan Braca
24 89th Street (Block 90.01, Lots 22 & 23)

Justification for Relief Sought

Applicants submit this application for property located at 24 89th Street (Block 90.01, Lots 22 & 23). The site is a beachfront lot located in the R-2 zoning district and is currently developed with a single-family dwelling. The home will be renovated per the enclosed plans by McAfee Architecture.

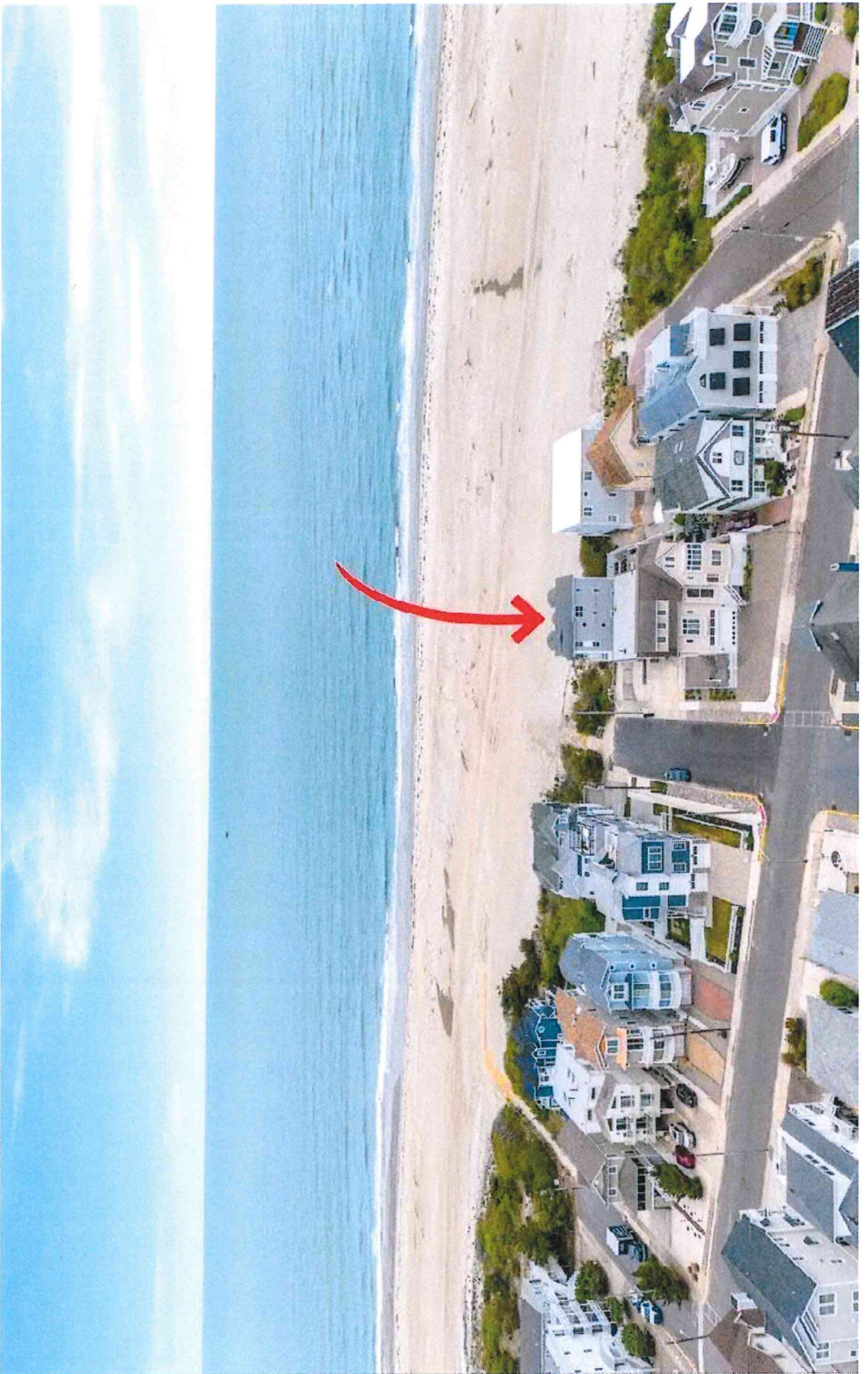
Variances are required for three specific features of the renovation. First, the front entry foyer will be elevated to meet required flood elevation requirements. This necessitates a new exterior landing and stairs extending into the front yard setback area. Second, a small second-floor deck addition is proposed in the front yard setback. Third, a small “bump-out” is proposed to the 1st and 2nd floors, extending into the rear setback area. Several existing nonconformities will remain, including lot area/width/frontage/depth, yard setbacks, and floor area ratio. The existing off-street parking will be increased, but remain nonconforming (4 spaces required / 2 existing / 3 proposed).

Variance relief is sought under the hardship and Broad-C standards. Hardship variance relief is appropriate due to the nature of the property as an existing isolated undersized lot, as well as the location of the existing home. Broad-C variance relief is appropriate because the project advances numerous purposes of zoning, including promoting the general welfare (by permitted renovation of the existing home), securing safety from flood and other natural and manmade disasters (by elevating the entry foyer), and promoting the free flow of traffic (by reducing the off-street parking nonconformity). The variance relief may be granted without substantially impairing the intent and purpose of the zoning ordinance or zone plan due to the relatively minor nature of the proposed changes.

End.

[illegible]

© All Eagleview Technology Corporation









City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

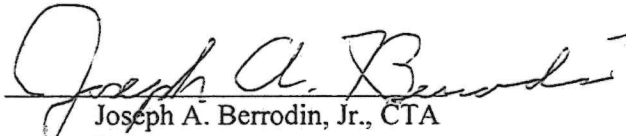
SEA ISLE CITY, NJ 08243

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 90.01 - Lot 22 & 23, 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 07-07-2026


Joseph A. Berrodin, Jr., CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

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

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

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

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

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

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

TO ALL APPLICANTS:

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

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
89.01 1.01	8819 PLEASURE AVE 2.01,3.01	2	CURRENT OWNER 510 CORY LN ASTON, PA	19014
89.01 1.02	15 89TH ST 2.02,3.02	2	CURRENT OWNER 17 WATERMAN AVE PHILADELPHIA, PA	19118
89.01 4	8813 PLEASURE AVE 5.02	2	CURRENT OWNER 1265 CENTER RD HAVERTOWN, PA	19083
89.01 5.01	8809 PLEASURE AVE 6	2	CURRENT OWNER 1706 RICKERT RD PERKASIE, PA	18944
89.01 7 C-A	8803 PLEASURE AVE NORTH 8	2	CURRENT OWNER 130 N STONE RIDGE DR LANSDALE, PA	19446
89.01 7 C-B	8803 PLEASURE AVE SOUTH 8	2	CURRENT OWNER 8803 PLEASURE AVE #S SEA ISLE CITY, NJ	08243
89.01 11	11 89TH ST 12.01,12.02,13.01, 13.02	2	CURRENT OWNER 804 COTTONWOOD DR MALVERN, PA	19355
89.01 14	7 89TH ST 15-18,22-35	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
89.01 19	20 88TH ST 20,21	2	CURRENT OWNER 20 88TH ST SEA ISLE CITY, NJ	08243
89.02 46.01	8816 PLEASURE AVE 47.01	2	CURRENT OWNER 1010 ANNA RD WEST CHESTER, PA	19380
89.02 48	8812 PLEASURE AVE 49	2	CURRENT OWNER 949 WEST END AVE #7F NEW YORK, NY	10025
89.02 50	8808 PLEASURE AVE 51.01	2	CURRENT OWNER 22 WATERS EDGE DR DELRAN, NJ	08075
90.01 1 C-E	8911 PLEASURE AVE EAST 2	2	CURRENT OWNER 19 LLANGOLLEN LA NEWTOWN SQUARE, PA	19073

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
90.01 1 C-W	8911 PLEASURE AVE WEST 2	2	CURRENT OWNER 19 CROMWELL DR MORRISTOWN, NJ	07960
90.01 3	8909 PLEASURE AVE 4	2	CURRENT OWNER 8909 PLEASURE AVE SEA ISLE CITY, NJ	08243
90.01 5	8901 PLEASURE AVE 6,7	2	CURRENT OWNER 529 CENTER HALL RD COCHRANVILLE, PA	19330
90.01 8 C-A	27 90TH ST 2ND FLR 9.01,9.02	2	CURRENT OWNER 734 IRIS LANE MEDIA, PA	19063
90.01 8 C-B	27 90TH ST 1ST FLR 9.01,9.02	2	CURRENT OWNER 25 HEATHER WY NEWTOWN SQUARE, PA	19073
90.01 10	19-25 90TH ST 11,12	1	CURRENT OWNER 1353 REVELATION RD MEADOWBROOK, PA	19046
90.01 13	BEACH OPEN SPACE 14-19,24-38	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
90.01 20	28 89TH ST 21	1	CURRENT OWNER 971 IDLEWILD RD GLADWYNE, PA	19035
90.01 22	24 89TH ST 23	2	CURRENT OWNER 550 MASON DR BLUE BELL, PA	19422
90.02 41 C-E	8910 PLEASURE AVE EAST 42,43	2	CURRENT OWNER 9 WOODSVIEW DR GARNET VALLEY, PA	19060
90.02 41 C-W	8910 PLEASURE AVE WEST 42,43	2	CURRENT OWNER 50 BISCAYNE BLVD APT 4902 MIAMI, FL	33132
90.02 44	8908 PLEASURE AVE 45	2	CURRENT OWNER 2350 CLEARVIEW LN ASTON, PA	19014
90.02 46	8904 PLEASURE AVE 47	2	CURRENT OWNER 185 MORAVIAN CHURCH RD WOOLWICH, NJ	08085

Block Lot	Property Location		Property Class	Owner Address		Zip Code
	Qual	Additional Lot		City, State		
91.01		9001 PLEASURE AVE	2	CURRENT OWNER 9001 PLEASURE AVE SEA ISLE CITY, NJ		08243
4		5,6,7,21,22,23				
91.01		BEACH OPEN SPACE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ		08243
8		9-20,24-40				

Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: Braca
Property Address: 24 89th Street
Date Submitted to ZB Secretary:

Application Check List

This Application Check List is provided to assist you in submitting a complete application package to the Zoning Board. A complete Application Package shall consist of:

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

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

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

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- DRAFT ☒ ZB-5 Notice of Application for Development
- TBS ☐ ZB-6 Certification of Service
- N/A ☐ ZB-7 Proposed letter to the "200 foot list"
- ☒ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☒ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- N/A ☐ *Undersized lot cases only:* Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- N/A ☐ *Site plan approval and/or subdivision approval, also include:*
ZB-11 Applications Involving Subdivisions and/or
ZB-12 Applications Involving Site Plans

NOTE:

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