

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT APPLICATION / APPEAL FORM

Date of Application / Appeal: 7-8-26

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

Street address: 382 43rd Place
 Tax Block: 42.06 Lot(s): 35 & 36
 Zoning District in which premises are located: C-3

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

Michael Dolio of and for Inland Harbor Condo Assn
C/o Michael Dolio - 382 43rd Place, Sea Isle City NJ 08243
[REDACTED]

Designate a contact person:

Name: Michael Dolio for Inland Harbor Condo Assn.

Best method(s) to reach the contact person:

Telephone ☐ 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: Richard C. Andrien
Attorney for APPLICANT
 Address: 111 63RD ST., SUITE 105, SEA ISLE CITY NJ, 08243

Telephone: (609) 263-9000 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-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: 4 Unit Residential Condo Assn.]

The Principal Structure was originally built (date) 1978.

The most recent structural changes were made (date) 2025/2026 and
consisted of elevation and residential only use of the structure approved in Sea Isle City Zoning Board Resolution 2023-06-01

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: 10
How many are stacked parking? 6 stacked interior spaces, 4 stacked exterior spaces

Number and location of driveways: 1

Elevation level.

Flood elevation of the property is: 16 NAVD 88
Elevation at top of curb, street frontage is: 4.89
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 1978.
Before that time, the property was used as N/A

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:

Confirm approval for: HVAC platforms, elevator specifications, and rear deck specifications.

Describe your proposed changes:

Alterations to improve use and permit HVAC platforms, elevator specifications, and deck specifications in the attached plans.

The property was previously granted relief of use by the Zoning Board in 2023 via Resolution 2023-06-01. The detailed specifications for the HVAC platforms, the elevator and the deck were unintentionally omitted and require approval due to the unique residential use of the property that is consistent with most structures in this portion of the C-3 zone.

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

Existing approved non-conforming 4 unit residential structure with no commercial use on the first floor. City Code 26-54.1

All other variance relief deemed necessary to provide for approval of the plans and for residential use of the property including the proposed HVAC platforms, elevator and deck specifications in the attached plans.

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 Any and all deemed required and necessary by the Board to grant relief sought by the applicant
- ☐ Site Plan Review, Sec. XXX Any and all deemed required and necessary by the Board to grant relief sought by the applicant
- ☐ Land Subdivision, Sec. XXXII Any and all deemed required and necessary by the Board to grant relief sought by the applicant
- ☐ Signs, Sec. XXXIII Any deemed required and necessary by the Board to grant relief sought by the applicant

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>C-3</u>				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>50'</u>	<u>50'</u>	<u>50'</u>	<u>NO</u>
Lot Depth	<u>95'</u>	<u>95"</u>	<u>95'</u>	<u>NO</u>
Lot Area (s.f.)	<u>4,750</u>	<u>4,750</u>	<u>4,750</u>	<u>NO</u>

**PRINCIPAL
STRUCTURE**

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

Note: "SB" =

Front Yard SB	<u>10.8"</u>	<u>0 MIN, 5' MAX</u>	<u>10.8"</u>	<u>NO</u>
Side yard SB #1	<u>4.7'</u>	<u>0</u>	<u>4.7'</u>	<u>NO</u>
Side yard SB #2	<u>7'</u>	<u>15 ft Max</u>	<u>7'</u>	<u>NO</u>
Total SYSB	<u>11.7'</u>	<u>0' Min; 15' Max</u>	<u>11.7'</u>	<u>NO</u>
Rear Yard SB	<u>22' 1"</u>	<u>5'</u>	<u>22' 1"</u>	<u>NO</u>
Building Height	<u>28' (39NAVD 88)</u>	<u>40' (51NAVD 88)</u>	<u>28' (39NAVD 88)</u>	<u>NO</u>

**ACCESSORY
STRUCTURES**

NA

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

Front Yard SB	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Side Yard SB #1	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Side Yard SB #2	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Rear Yard SB	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Distance to other buildings	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Building Height	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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

LOT COVERAGE

Principal building (%)	<u>38.6%</u>	<u>95%</u>	<u>39.49%</u>	<u>NO</u>
------------------------	--------------	------------	---------------	-----------

Accessory building (%)	<u>N/A</u>	<u></u>	<u></u>	<u></u>
------------------------	------------	---------	---------	---------

FLOOR AREA RATIO

Principal bldg	<u>N/A</u>	<u></u>	<u></u>	<u></u>
----------------	------------	---------	---------	---------

Accessory bldg	<u>N/A</u>	<u></u>	<u></u>	<u></u>
----------------	------------	---------	---------	---------

PARKING

Location	<u>West side and under structure</u>	<u>NA</u>	<u>West side and under structure</u>	<u>NO</u>
----------	--------------------------------------	-----------	--------------------------------------	-----------

No. spaces on-site	<u>10 - 6 total stacked inside, 4 total stacked outside</u>	<u>NA</u>	<u>10 - 6 total stacked inside, 4 total stacked outside</u>	<u>NO</u>
--------------------	---	-----------	---	-----------

Driveway	<u>1</u>	<u>NA</u>	<u>1</u>	<u>NO</u>
----------	----------	-----------	----------	-----------

SIGNS N/A

Dimensions	<u></u>	<u></u>	<u></u>	<u></u>
------------	---------	---------	---------	---------

Number	<u></u>	<u></u>	<u></u>	<u></u>
--------	---------	---------	---------	---------

Location	<u></u>	<u></u>	<u></u>	<u></u>
----------	---------	---------	---------	---------

Type (Freestanding or Building Mounted)	<u></u>	<u></u>	<u></u>	<u></u>
--	---------	---------	---------	---------

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.

The property was previously granted relief for alterations to residential use by the Zoning Board in 2023 via Resolution 2023-06-01. The detailed specifications for the HVAC platforms, the elevator and the deck were unintentionally omitted and require approval due to the unique residential use of the property consistent with most structures in this portion of the C-3 zone.

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.

See attached response to #12.

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.

See attached response to #15.

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). NA

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 Email
Attorney	Richard C Andrien, Esq.	111 63RD ST., SUITE 105, SEA ISLE CITY NJ, 08243	(609) 263-9000	AndrienLawFirm@Gmail.com
Engineer	Arther Chew	130 West Seaview Ave, Linwood NJ 08221	(609) 992-8409	Arthur@ArthurChewConsulting.com
Architect	James E. McAfee	105 Roosevelt Blvd, Suite 1A, Marmora NJ 08223	(609) 513-1258	Jim@mcafeearchitects.com

VERIFICATION OF APPLICATION

I, Michael Dolio for Inland Harbor Condo Assn., 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.

7/8/2026
(date)

Michael Dolio
(Signature of Applicant; print name beneath)

Michael Dolio for Inland Harbor Condo Assn.

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.

See attached.

Type text here

July 8, 2026

Sea Isle City Zoning and Planning Boards
City Hall
2nd Floor, Room 207
233 JFK Blvd
Sea Isle City NJ 08243

Re: Inland Harbor Condo Assn
382 43rd Place, Sea Isle

Dear Sir or Madam,

Please accept this letter as verification and confirmation that we are the owners of two units at the above noted property, units "C" and "B". Our nephew Michael Dolio owns the other two units, "A" and "D", at the above noted property.

We authorize the application by Michael Dolio for and of Inland Harbor Condo Association seeking site plan approval, variance relief, and any and all other related action necessary to allow for the elevator, proposed deck modifications, HVAC platforms and any/all other improvements provided in the Plans by Arthur Chew and James E. McAfee, of McAfee Architects, in the application before the Sea Isle City Zoning Board for our property submitted by attorney Richard C. Andrien, Esq .

We each individually confirm and verify 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.


Sharon LaLa (Jul 7, 2026 14:15:28 EDT)

Michael LaLa
Address: 382 43rd Place
Sea Isle City, NJ 08243

Phone Number:

[REDACTED]


Sharon LaLa (Jul 7, 2026 14:15:28 EDT)

Sharon LaLa
Address: 382 43rd Place
Sea Isle City, NJ 08243

Phone Number:

[REDACTED]

7-9-26 ZONING BOARD APPLICATION

**Sea Isle City Zoning Board
382 43rd Place, Block 42.06, Lots 35 and 36
Application by Inland Harbor Condo Assn
c/o Michael Dolio**

RESPONSES TO APPLICATION QUESTIONS:

Applicant Response to Question 12:

The instant property is uniquely located in the C-3 district where the majority of properties consist of units and structures with residential only use. The proposed use is appropriate and previously approved by This Honorable Board. The site is particularly suited for the proposed use. The application promotes the health, safety and welfare of the public and addresses sufficient and efficient use of space for residential use in a densely populated area, without expansion of use or increase in density. This application seeks to provide HVAC platforms for air conditioning in the previously approved residential use; an elevator to make all units of the structure handicap accessible; and modifications to the back yard deck. There is no increase to units, bedrooms or expansion of uses proposed.

The HVAC platforms and handicap/ADA compliant accessible elevator advance the general welfare of the City by promoting healthy use and access of the property for any and all occupants, consistent with the Sea Isle City Master Plan. All proposed changes provide for open air, light and space in and around the property. There is no increased density or increased volume of use resulting from the marginal changes proposed. The proposed changes only enhance safe use of the property to the benefit of the owners and without any detriment to the surrounding area, the zoning code, rules, ordinances and/or the Sea Isle City Master Plan.

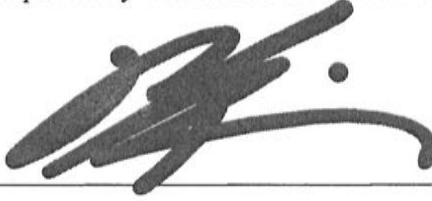
Applicant Response to Question 15:

The instant property is uniquely located in the C-3 district where the majority of properties consist of units and structures with residential only use.

Applicant incorporates its response to Question 12 as if set forth full herein. The C-3 zone requires first floor commercial use, while allowing residential use above the first floor. The property is currently comprised of multi-unit residential use only. This has been the historical use of the property and was most recently approved in 2023 via a Zoning Board Resolution attached hereto. The area, vicinity, and neighborhood around the instant property in the C-zone is almost entirely residential with a similar scheme and aesthetic as the proposed project. Adding commercial use to the first floor (after approval in 2023) would exacerbate the problem of insufficient parking by reducing current approved indoor parking spaces in a dense area largely comprised of multi-unit residential only properties with the same style and scheme as the proposed project.

Denying the relief sought would be a substantial detriment to the applicant's ability to use the property safely due to This Honorable Board recently approving the use and the marginal changes of the instant application. The improvements sought in the instant matter do not alter volume, density, or type of the current approved use of the subject property.

Respectfully Submitted on Behalf of Applicant

A handwritten signature in dark ink, appearing to read 'R. Andrien', is written over a horizontal line.

Richard C. Andrien, Esquire

CURRENT STRUCTURE 382 43RD PLACE - 4 RESIDENTIAL UNITS



7-9-26 ZONING BOARD APPLICATION



SURROUNDING PROPERTIES IN NEIGHBORHOOD

DIRECTLY EAST OF PROPERTY



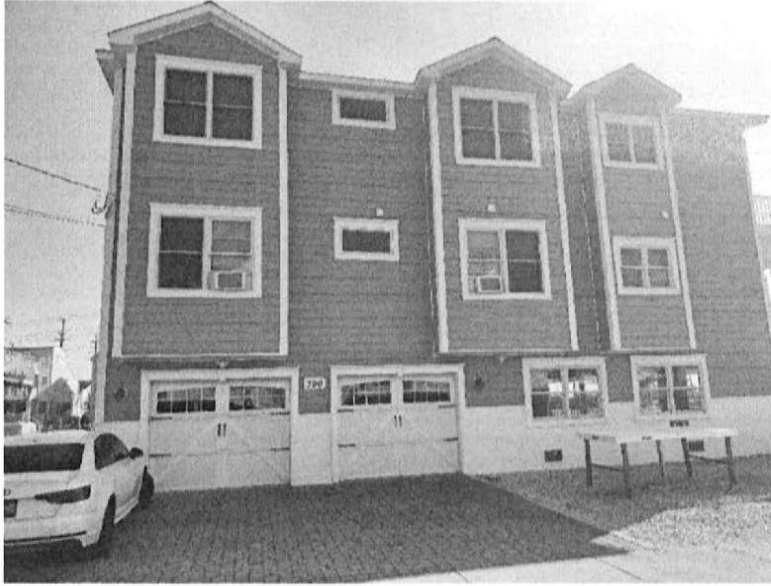
7-9-26 ZONING BOARD APPLICATION



DIRECTLY TO WEST OF PROPERTY



7-9-26 ZONING BOARD APPLICATION



ACROSS THE STREET FROM PROPERTY DIRECTLY NORTH



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

State of NEW JERSEY :
County of CAPE MAY : ss.

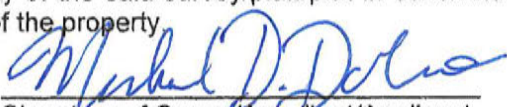
Name of Appellant/Applicant: INLAND HARBOR CONDO ASSOC. C/O MIKE DOLIO

Address of Subject Property: 382 43RD PLACE

Tax Block: 42.06 Lot(s): 35 and 36

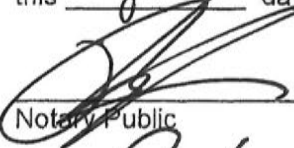
Michael Dolio for Inland Harbor Condo Assoc. , being duly sworn according to law, upon his/her oath, deposes and says:

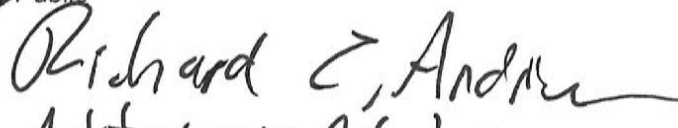
1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that the attached sealed ~~survey/plan/plat~~ prepared by Arthur Chew and James E. McAfee and dated 5-29-26 and 7-1-26 accurately 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~~ plans.
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

Michael Dolio for Inland Harbor Condo Assoc.

Sworn and subscribed to before me
this 8th day of July, 2026


Notary Public


Attorney At Law
State of NJ

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

NAME of Appellant/Applicant: Michael Dolio for Inland Harbor Condo Assoc.

Address of Subject Property: 382 43RD PLACE

Tax Block: 42.06

Lot(s): 35 AND 36

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. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 3,500.00	\$3,700
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	\$ 2,750
OTHER					
Any special meeting at the request of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$ 450	+	\$ 6,000	= \$ 6,450

** 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: Michael Dolio for Inland Harbor Condo Assoc.
Address of Subject Property: 382 43RD PLACE
Tax Block: 42.06 Lot(s): 35 and 36

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

Michael Dolio for Inland Harbor Condo Assoc.

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

See attached.

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: 7/6/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 42.06/35/C-A
ACCT ID#: 00001787/1596-0
LOCATION: 382 43RD PLACE 1ST FLOOR N
OWNER OF RECORD: DOLIO, MICHAEL

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

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

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

7/6/2026

Date

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: 7/6/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 42.06/35/C-B
ACCT ID#: 00001788/1597-0
LOCATION: 382 43RD PLACE 1ST FLOOR S
OWNER OF RECORD: LALA, MICHAEL& SHARON

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

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

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

7/6/2026

Date

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: 7/6/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 42.06/35/C-C
ACCT ID#: 00001789/1598-0
LOCATION: 382 43RD PLACE 2ND FLOOR N
OWNER OF RECORD: LALA, MICHAEL& SHARON

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

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

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

7/6/2026

Date

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: 7/6/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 42.06/35/C-D
ACCT ID#: 00001790/1599-0
LOCATION: 382 43RD PLACE 2ND FLOOR S
OWNER OF RECORD: DOLIO, MICHAEL

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

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

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

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

7/6/2026

Date

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

Owners' Name & Address: Michael Dolio, 382 43rd Place Sea Isle City NJ 08243; and Michael and Sharon LaLa, 382 43rd Place Sea Isle City NJ 08243

Applicant's Name & Address: Inland Harbor Condo Assn, c/o Michael Dolio

Subject Property Street Address: 382 43rd Place, Sea Isle City NJ 08243

Subject Property Tax Map Block(s): 42.06 Lot(s): 35 & 36

Zoning District: C-3

PLEASE TAKE NOTICE that on _____, 2026 at 7:00 pm, a hearing will be held at the City of Sea Isle City Municipal Building, located at 233 John F. Kennedy Blvd., Sea Isle City, NJ, before the Sea Isle City Zoning Board of Adjustment in the matter of the application by Inland Harbor Condo Assn c/o Michael Dolio, regarding the property located at 382 43rd Place, Sea Isle City NJ, Block(s) 42.06, Lot(s) 35 and 36. The Applicant(s)/Owner(s) seek variance relief and site plan approval to do the following: provide HVAC platforms, an elevator to increase accessibility and ADA compliance, improvements to the rear yard deck, and all other improvements provided in the plans on file.

In order to do this, Applicant is seeking the following relief and/or approvals: Variance relief from City Code 26-54.1- requiring commercial use on first floor and "D" use variance relief to continue residential only use of the property. Applicant also seeks any and all other variances, waivers and other relief deemed necessary by the Sea Isle City Zoning Board of Adjustment and/or the Sea Isle City Planning Board to permit the project.

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Clerk of the Zoning Board of Adjustment, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ.

If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Zoning Board cannot accept petitions or letters, and must rely on live testimony.

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

Richard C. Andrien, Esq
Attorney for Applicant
Andrien Law Firm, LLC
111 63rd St, Suite 105
Sea Isle City NJ 08243

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

Applicant's Name: Michael Dolio for Inland Harbor Condo Assoc.
Applicant's Address: 382 43RD PLACE

Subject Property:
Tax Block 42.06 Tax Lot(s): 35 and 36

I/We Michael Dolio for Inland Harbor Condo Assoc., of full age, being duly sworn according to law, on his/her oath, certifies as follows:

- (1) that I / we reside or conduct business at 382 43RD PLACE, SEA ISLE CITY NJ 08243
- (2) that I / we am / are the appellant, applicant, or applicant's attorney in this matter [circle the title that pertains to you];
- (3) that on _____, being at least ten (10) days prior to the hearing date on the application, I/we gave notice to all property owners within 200 feet of the subject property and all other persons whose names appeared on the certified list obtained from the Sea Isle City Tax Assessor and as listed on the Sea Isle City Zoning Board of Adjustment Application Instructions (where applicable);
- (4) that notice was given either by personal service of a notice on the property owner or by sending the notice by Certified Mail, Return Receipt Requested, as noted on the attached list of persons to be served. Certified mail receipts showing the mailing of notice to the interested persons are attached; all return receipts received from served persons are attached hereto and/or shall be forwarded to the Zoning Board Administrator prior to the hearing;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in the Ocean City Sentinel, the official newspaper of the municipality, on _____. Attached hereto and made part hereof is a Proof of Publication received from the official newspaper.
- (7) that also attached hereto and made a part hereof is the certified list of all property owners and other parties to whom notice was required to be sent, showing the names and addresses of the persons served and the lot and block numbers of each person's property as same appear on the Sea Isle City Tax Assessment List.
- (8) I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

Date: _____

Appellant/Applicant/Attorney for Applicants

Michael Dolio for Inland Harbor Condo Assoc.

ANDRIEN LAW FIRM, LLC

111 63RD ST, SUITE 105, SEA ISLE CITY NJ 08243

ZB 7

Owners' Name & Address: Michael Dolio, 382 43rd Place Sea Isle City NJ 08243;
and Michael and Sharon LaLa, 382 43rd Place Sea Isle City NJ 08243

Applicant's Name & Address: Inland Harbor Condo Assn, c/o Michael Dolio 382 43rd Place Sea Isle City NJ 08243

Subject Property Street Address: 382 43rd Place, Sea Isle City NJ 08243

Subject Property Tax Map Block(s): 42.06 **Lot(s):** 35 & 36

Zoning District: C-3

2026

Dear Property Owner,

PLEASE TAKE NOTICE that the owners of the above property have filed an application with the Sea Isle City Zoning Board for variances from certain provisions of the Sea Isle City Zoning Ordinance and Code. The above property is currently developed with a 4 unit residential structure and 10 parking spaces. The Applicant(s)/Owner(s) seek variance relief and site plan approval to do the following: provide HVAC platforms, an elevator to increase accessibility and ADA compliance, improvements to the rear yard deck, and all other improvements provided in the plans on file.

In order to do this, Applicant is seeking the following relief and/or approvals: Variance relief from City Code 26-54.1- requiring commercial use on first floor and "D" use variance relief to continue residential only use of the property. Applicant also seeks any and all other variances, waivers and other relief deemed necessary by the Sea Isle City Zoning Board of Adjustment and/or the Sea Isle City Planning Board as may be necessary to implement the plans on file with the Zoning Board.

This notice is sent to you as an owner of property within 200 feet of this property. A public hearing has been scheduled before the Sea Isle City Zoning Board for 7:00 p.m. on _____ in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Boulevard, Sea Isle City, NJ. If you wish to make any comment on the application, when the case is called you may appear either in person or by agent or attorney, and present any comments or objections which you may have regarding the relief requested in the application. The Board cannot accept letters or petitions commenting on the application, unless you are present in person to testify about such documents.

The following maps and documents submitted with this application are on file with the Zoning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ, and are available for your inspection during normal business hours:

Zoning Board Application seeking relief with supporting documents, pictures and plans.

This notice is sent to you by the applicant, as required by the Sea Isle City Zoning Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

Respectfully,

Richard C. Andrien, Esq
Attorney for Applicant



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

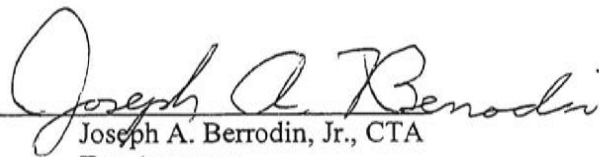
SEA ISLE CITY, NJ 08243

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 42,06 - Lot 35 & 36, 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 05-29-26



Joseph A. Berrodin, Jr., CTA
Tax Assessor



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

609-263-4461

May 29, 2026

Andrien Law Firm, LLC
111 63rd Street, Suite 105
Sea Isle City, NJ 08243

RE: Block 42.06, Lots 35 & 36
Sea Isle City, New Jersey

Dear Mr. Andrien:

Please be advised that in the course of compiling a certified list of owners within 200' for the above-referenced property, it was discovered that this list would include property located in Dennis Township. This office does not have the ability to provide you with the information needed from Dennis Township. If you have any questions concerning this letter, please feel free to contact this office. Our working hours are 9:00am to 4:00 pm and the number is (609) 263-4461 ext. 1228.

Yours truly,

Joseph A. Berrodin, 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
42.05 26 C-01	363 43RD PL 27	2	CURRENT OWNER PO BOX 993 SOUTHAMPTON, PA	18901
42.05 26 C-02	363 43RD PL 27	2	CURRENT OWNER 608 CHESTNUT AVE WOODBURY HEIGHTS, NJ	08097
42.05 26 C-03	363 43RD PL 27	2	CURRENT OWNER 108 WYNEWOOD DR COATESVILLE, PA	19320
42.05 26 C-04	363 43RD PL 27	2	CURRENT OWNER 605 S SPEAKMAN LN WEST CHESTER, PA	19380
42.05 26 C-05	363 43RD PL 27	2	CURRENT OWNER 186 CRESCENT AVE GIBBSTOWN, NJ	08027
42.05 28 C-E	367 43RD PLACE EAST 29	2	CURRENT OWNER 9218 MARSDEN ST PHILADELPHIA, PA	19114
42.05 28 C-W	367 43RD PLACE WEST 29	2	CURRENT OWNER 367 43RD PLACE WEST SEA ISLE CITY, NJ	08243
42.05 30	371 43RD PL 31	4A	CURRENT OWNER 216 43RD ST SEA ISLE CITY, NJ	08243
42.05 32	375 43RD PL 33	4A	CURRENT OWNER 375 43RD PLACE SEA ISLE CITY, NJ	08243
42.05 34 C-A	379 43RD PL UNIT A 35	2	CURRENT OWNER 347 OXFORD RD HAVERTOWN, PA	19083
42.05 34 C-B	379 43RD PL UNIT B 35	2	CURRENT OWNER 304 CAMBRIDGE LN SCHWENKSVILLE, PA	19473
42.05 34 C-C	379 43RD PL UNIT C 35	2	CURRENT OWNER 309 44TH ST EAST SEA ISLE CITY, NJ	08243
42.05 36 C-01	383 43RD PL 37-43	2	CURRENT OWNER 1613 N FRANKLIN ST WILMINGTON, DE	19806

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.05 36 C-02	383 43RD PL 37-43	2	CURRENT OWNER 6294 BUCKINGHAM ST SARASOTA, FL	34238
42.05 36 C-03	383 43RD PL 37-43	2	CURRENT OWNER 181 WINTERBERRY LN CHALFONT, PA	18914
42.05 36 C-04	383 43RD PL 37-43	2	CURRENT OWNER 383 43RD PL #4 SEA ISLE CITY, NJ	08243
42.05 36 C-05	383 43RD PL 37-43	2	CURRENT OWNER 383 43RD PL APT 5 SEA ISLE CITY, NJ	08243
42.05 36 C-06	383 43RD PL 37-43	2	CURRENT OWNER 4975 MELISSA CT DOYLESTOWN, PA	18902
42.05 36 C-07	383 43RD PL 37-43	2	CURRENT OWNER 516 SHARP DR MICKLETON, NJ	08056
42.05 36 C-08	383 43RD PL 37-43	2	CURRENT OWNER 100 OAKWOOD DR WAYNE, NJ	07470
42.05 36 C-09	383 43RD PL 37-43	2	CURRENT OWNER 17949 SE 96TH CT SUMMERFIELD, FL	34491
42.05 36 C-10	383 43RD PL 37-43	2	CURRENT OWNER 383 43RD ST UNIT 10 SEA ISLE CITY, NJ	08243
42.05 36 C-11	383 43RD PL 37-43	2	CURRENT OWNER 72 MEYERSVILLE ROAD GREEN VILLAGE, NJ	07935
42.05 36 C-12	383 43RD PL 37-43	2	CURRENT OWNER 5 WEST BELAIR RD RIDLEY PARK, PA	19078
42.05 36 C-13	383 43RD PL 37-43	2	CURRENT OWNER 63 OVERLOOK CIR GARNET VALLEY, PA	19060
42.05 36 C-14	383 43RD PL 37-43	2	CURRENT OWNER 5595 TRADITIONS DR COOPERSBURG, PA	18036

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.05 36 C-15	383 43RD PL 37-43	2	CURRENT OWNER 325 BARBARA DR CLARKSBORO, NJ	08020
42.06 21 C-1A	354 43RD PL 22-28	2	CURRENT OWNER 957 EDWARD DR SPRINGFIELD, PA	19064
42.06 21 C-1B	354 43RD PL 22-28	2	CURRENT OWNER 2307 MEGANN CT NORRISTOWN, PA	19401
42.06 21 C-1C	354 43RD PL 22-28	2	CURRENT OWNER 6820 RADCLIFFE ST BRISTOL, PA	19007
42.06 21 C-1D	354 43RD PL 22-28	2	CURRENT OWNER 354 43RD PLACE APT 1D SEA ISLE CITY, NJ	08243
42.06 21 C-1E	354 43RD PL 22-28	2	CURRENT OWNER 1710 BEACON HILL RD DOWNTOWN, PA	19335
42.06 21 C-1F	354 43RD PL 22-28	2	CURRENT OWNER 518 CLAREMONT RD SPRINGFIELD, PA	19064
42.06 21 C-1G	354 43RD PL 22-28	2	CURRENT OWNER 667 N TYSON AVE GLENSIDE, PA	19038
42.06 21 C-2A	354 43RD PL 22-28	2	CURRENT OWNER 635 SWEDESBO RO GIBBSTOWN, NJ	08027
42.06 21 C-2B	354 43RD PL 22-28	2	CURRENT OWNER 354 43RD PLACE SEA ISLE CITY, NJ	08243
42.06 21 C-2C	354 43RD PL 22-28	2	CURRENT OWNER 1225 DENNIS RD SOUTHAMPTON, PA	18966
42.06 21 C-2D	354 43RD PL 22-28	2	CURRENT OWNER 3441 WATERMILL DR MACUNGIE, PA	18062
42.06 21 C-2E	354 43RD PL 22-28	2	CURRENT OWNER 1454 SOUTHERN CT WARMINGSTER, PA	18974

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
Qual	Additional Lot			
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		357 UPLAND WAY	
C-2F			DREXEL HILL, PA	19026
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		420 ROBERTS AVE	
C-2G			CONSHOHOCKEN, PA	19428
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		1840 SAXON LN	
C-3A			AMBLER, PA	19002
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		236 CHESTNUT DR	
C-3B			RICHBORO, PA	18954
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		UNIT 3C, 354 43RD PL	
C-3C			SEA ISLE CITY, NJ	08243
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		677 MUELLER RD	
C-3D			WARMINSTER, PA	18974
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		105 ARBUTUS CT	
C-3E			SEWELL, NJ	08080
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		1650 MINESITE RD	
C-3F			ALLENTOWN, PA	18103
42.06	354 43RD PL	2	CURRENT OWNER	
21	22-28		940 MEADOWBROOK DR	
C-3G			HUNTINGDON VALLEY, PA	19006
42.06	370 43RD PL	2	CURRENT OWNER	
29	30		69 S BELL RD	
C370A			BELLMAWR, NJ	08031
42.06	370 43RD PL	2	CURRENT OWNER	
29	30		20 CHINKAPIN DR	
C370B			NEW OXFORD, PA	17350
42.06	370 43RD PL	2	CURRENT OWNER	
29	30		370 43RD PL UNIT C	
C370C			SEA ISLE CITY, NJ	08243
42.06	370 43RD PL	2	CURRENT OWNER	
29	30		321 47TH PL EAST	
C370D			SEA ISLE CITY, NJ	08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.06 31 C-1	374 43RD PL 32	2	CURRENT OWNER 843 NATHANIEL TRL WARWICK, PA	18974
42.06 31 C-2	374 43RD PL 32	2	CURRENT OWNER 9230 JACKSON ST PHILADELPHIA, PA	19114
42.06 31 C-3	374 43RD PL 32	2	CURRENT OWNER 6250 TROLLEY STOP LN COOPERSBURG, PA	18036
42.06 31 C-4	374 43RD PL 32	2	CURRENT OWNER 5 LONGWOOD CT STRATFORD, NJ	08084
42.06 31 C-5	374 43RD PL 32	2	CURRENT OWNER 944 PEMBROKE RD JENKINTOWN, PA	19046
42.06 33 C-A	378 43RD 1ST FLOOR 34	2	CURRENT OWNER 548 NICOLE DR SOUTH HAMPTON, PA	18966
42.06 33 C-B	378 43RD PLACE 2ND FLOOR 34	2	CURRENT OWNER 548 NICOLE DRIVE SOUTHAMPTON, PA	18996
42.06 35 C-A	382 43RD PL 1ST FLR N 36	2	CURRENT OWNER 38 E 37TH ST #8 NEW YORK, NY	10016
42.06 35 C-B	382 43RD PL 1ST FLR S 36	2	CURRENT OWNER 140 BEACON HILL RD TEMPLE, PA	19560
42.06 35 C-C	382 43RD PL 2ND FLR N 36	2	CURRENT OWNER 140 BEACON HILL RD TEMPLE, PA	19560
42.06 35 C-D	382 43RD PL 2ND FLR S 36	2	CURRENT OWNER 38 E 37TH ST BOX 8 NEW YORK, NY	10016
42.06 37 C-1	390 43RD ST 1ST FLR 38-40	2	CURRENT OWNER 425 MAE DR WARMINSTER, PA	18974
42.06 37 C-2	390 43RD ST 2ND FLR 38-40	2	CURRENT OWNER 514 KINGS HIGHWAY MICKLETON, NJ	08056

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
Qual	Additional Lot			
43.05	365 44TH ST EAST	2	CURRENT OWNER	
40	41		365 44TH ST E SEA ISLE CITY, NJ	08243
C-E				
43.05	365 44TH ST WEST	2	CURRENT OWNER	
40	41		2263 SUNRISE WAY JAMISON, PA	18929
C-W				
43.05	369 44TH ST EAST	2	CURRENT OWNER	
42	43		905 JAMESTOWN RD BROOMALL, PA	19008
C-E				
43.05	369 44TH ST WEST	2	CURRENT OWNER	
42	43		29 MULBERRY LN NEWTOWN SQUARE, PA	19073
C-W				
43.05	373 44TH ST EAST	2	CURRENT OWNER	
44	45, 46.01		104 AMBER PL NORTH WALES, PA	19454
C-E				
43.05	373 44TH ST	2	CURRENT OWNER	
44	45, 46.01		606 3RD ST DELANCO, NJ	08075
C-W				
43.05	377 44TH ST EAST	2	CURRENT OWNER	
46.02	47, 48		PO BOX 645 SEA ISLE CITY, NJ	08243
C-A				
43.05	377 44TH ST WEST	2	CURRENT OWNER	
46.02	47, 48		527 STANFORD RD FAIRLESS HILLS, PA	19030
C-B				
43.05	383 44TH ST NORTH	2	CURRENT OWNER	
49	50, 51		1514 MONTICELLO DR GLADWYNE, PA	19035
C-N				
43.05	383 44TH ST SOUTH	2	CURRENT OWNER	
49	50, 51		1514 MONTICELLO DR GLADWYNE, PA	19035
C-S				

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719



Elizabeth Simpkins, CTA
Tax Assessor

May 19, 2026

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE
WITHIN 200 FEET OF BLOCK 42.06 LOTS 35 & 36 IN SEA ISLE CITY, NJ ACCORDING
TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST

Elizabeth Simpkins
Elizabeth Simpkins, CTA

BLOCK 42.06 LOTS 35 & 36

CAPE MAY COUNTY PLANNING BOARD
N-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

Elizabeth Simpkins, CTA
Tax Assessor

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214

Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719



PAGE 2
RE: BLOCK 42.06 LOTS 35 & 36

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

STATE OF NJ-DOT
CN-600 1035 PARKWAY AVE
TRENTON, NJ 08625-0600

PLEASE CONTACT THE SEA ISLE CITY TAX ASSESSOR REGARDING ANY
PROPERTY(IES) LYING WITHIN SEA ISLE CITY THAT ARE WITHIN 200' OF THE
SUBJECT PROPERTY:

Joseph Berrodin, Jr.
Sea Isle City Tax Assessor
233 John F. Kennedy Blvd
2nd floor, Room #207
Sea Isle City, NJ 08243

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
4 275	1 14 SEA ISLE BLVD OB458L9	4A	312 W RT 38 #100 MOORESTOWN, NJ	080573317



Rick Andrien <andrienlawfirm@gmail.com>

382 43rd St, Sea Isle City- Determination of Flood Zone and Construction Type

Neil Byrne <nbyrne@seaislecitynj.us>

Thu, Jul 2, 2026 at 1:44 PM

To: Rick Andrien <andrienlawfirm@gmail.com>

Cc: Andrew Previti <andrew.previti@collierseng.com>, Genell Ferrilli <gferrilli@seaislecitynj.us>, Construction <construction@seaislecitynj.us>

Rick

Please let this email serve as the letter from the flood plain administer. The building is in an AE 9 flood zone. The BFE is 9 'NAVD 88. The Sea Isle design flood elevation is BFE 9 + 3' for an elevation 12 NAVD88 to the top of the 1st floor.

Should you have any questions please feel free to contact me.

Thank you

Neil Byrne

Cornelius R. Byrne CFM
Sea Isle City
Construction Official
Zoning Officer
Telephone 609.263.1166 ext #4
Fax 609.263.1366

nbyrne@seaislecitynj.us

This e-mail transmission may contain confidential or legally privileged information that is intended only for the individual or entity named in the e-mail address. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or reliance upon the contents of this e-mail is strictly prohibited. If you have received this e-mail transmission in error, please reply to the sender, so that the City of Sea Isle City can arrange for proper delivery, and then please delete the message. Thank You

From: Rick Andrien <andrienlawfirm@gmail.com>

Sent: Thursday, July 2, 2026 11:05 AM

To: Neil Byrne <nbyrne@seaislecitynj.us>

Cc: Andrew Previti <andrew.previti@collierseng.com>; Genell Ferrilli <gferrilli@seaislecitynj.us>

Subject: Re: 382 43rd St, Sea Isle City- Determination of Flood Zone and Construction Type

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The last email may not have displayed the property. Determination Letter requested is for the following property:

Inland Harbor Condo Assn

382 43rd Pl,

Blk 42.06, Lot(s) 35 & 36

SITE PLAN REVIEW

30 Attachment 1

City of Sea Isle City

EXHIBIT A

SITE PLAN CHECKLIST REQUIREMENTS

(Subsection 30-1.1)

[Ord. No. 1510 (2011) § 38; amended 11-14-2023 by Ord. No. 1707]

(No application will be deemed complete until all of the following has been provided except for which waiver has been sought and granted)

- | | |
|---|---------|
| 1. Completed application forms with all information provided. | X _____ |
| 2. Site Plan with the following requirements: | X _____ |
| 1. Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan. | X _____ |
| 2. Indicate proposed use or uses of the land and buildings. | X _____ |
| 3. Site plans should be presented at a scale no smaller than 1" = 50', nor larger than 1" = 20'; size of sheets should not exceed 36 inches x 24 inches. | X _____ |
| 4. Scale and graphic scale. | X _____ |
| 5. North arrow in same direction on all sheets. | X _____ |
| 6. Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. | X _____ |
| 7. Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property. | X _____ |
| 8. Show existing and proposed buildings with dimensions; showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated. | X _____ |

SEA ISLE CITY CODE

9. Submit topographic map to delineate existing contours at two foot intervals, up to ten feet beyond property lines, as well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds, streams and drainage ditches, etc. X _____
10. Indicate the location of all existing and proposed structures, i.e., walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure. X _____
11. Indicate existing zones of the development site and of zones within 200 feet of the property. X _____
12. Show all existing schools and special district boundaries within 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself. X _____
13. Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown. X _____
14. Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use. X _____
15. Indicate locations of all utility structures and lines, existing and proposed stormwater drainage on site and off site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grade inverts and directions of flow. X _____
16. Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary. X _____
17. Show all proposed elements and public and community areas. X _____
18. Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines. X _____

SITE PLAN REVIEW

19. Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers, and wearing surface finishes and construction. X _____
20. Show location, arrangement and dimensions of truck loading and unloading platforms and docks. X _____
21. Indicate provisions for refuse and garbage disposal. Insure that such areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with view to sight, fire protection, sanitation and security. X _____
22. Show provisions for screening or storage of equipment, attached or separate from buildings. X _____
23. Indicate all existing or proposed exterior lighting (freestanding and/or building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display. X _____
24. Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and facade signs and time control for sign lighting. X _____
25. Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking. X _____
26. Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off site and along road, etc. Provision should be made for maintenance. X _____
27. Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should be considered. X _____
28. Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted. X _____

SEA ISLE CITY CODE

- | | |
|---|---------|
| 29. A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented. | X _____ |
| 30. Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect. | X _____ |
| 31. Supply appropriate places for signature and date of approval of the Chairman and Secretary of the Board and its engineer. | X _____ |
| 32. In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs. | X _____ |
| 33. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans. | X _____ |
| 34. Final lot grading plan. | X _____ |
| 35. Show house numbers for each building lot on the final site plan plot only. | X _____ |
| 36. A detailed written list of any additional permits required from the municipality, County, State or Federal agencies. | X _____ |
| 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street. | X _____ |
| 38. Show all requirements under the Americans with Disabilities Act of 1990 for parking and pedestrian and vehicular movement. | X _____ |

CITY OF SEA ISLE CITY - ZONING BOARD OF ADJUSTMENT

COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION NO. 2023 – 06 - 01

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF
ADJUSTMENT OF THE CITY OF SEA ISLE CITY

WHEREAS, Inland Harbor Condominium Association (“the applicant”) is the owner of property known as Block 42.06, Lot 35 & 36 in Sea Isle City, New Jersey, also known as 382 43rd Place, Sea Isle City, New Jersey (“the property”); and

WHEREAS, the applicant appeared at the regular meeting of the Zoning Board of Adjustment of Sea Isle City on June 5, 2023, to present the application to expand an existing non-conforming 2-story, 4 unit residential structure with no commercial uses which is not permitted in the C-3 Zoning District; and

WHEREAS, the board held a hearing on the application at that time which included public comment; and

WHEREAS, the applicant submitted a proposed plot plan as part of their application; and

WHEREAS, the board, having considered the evidence presented by the applicant, the plans, the testimony of the applicant and their professionals, the application, and having considered the comments of its engineer and solicitor, has made and hereby memorializes the following findings of fact and/or conclusions of law:

1. The applicant has standing to present this application by virtue of its status as owner of the property.
2. The board has jurisdiction to hear this application.

3. A majority vote of a quorum of qualified board members is required for requested variances and waivers sought pursuant to N.J.S.A. 40:55D-70(c). An affirmative vote of five (5) members is required for "D" variances requested pursuant to N.J.S.A. 40:55D-70(d).

4. The application is deemed complete for purposes of the land use law.

5. Applicant has given all notices required under law.

6. At the time of the hearing, the applicant Michael Dolio personally appeared and was represented by their attorney Richard C. Andrien, Esq., and their engineer and planner Arthur Chew, PP, PE, CFM.

7. The applicants have submitted an application for a Use Variance to expand an existing non-conforming use which is not permitted in the C-3 Zoning District. The property in question is known as Block 42.06, Lots 35 & 36 and is located on 43rd Place. The property is located in the C-3 Marine Commercial / Industrial District.

8. The parcel has 50 ft. of frontage on 43rd place and a lot depth of 95 feet. Therefore, the parcel has a lot area of 4,750 square feet which would be a conforming lot in the C-3 District.

9. The existing structure on this property is a 2-story, 4 unit residential structure with no commercial uses. The property has no garage area and has 3 parking spaces located on the westerly side of the property.

10. The applicant is proposing to elevate the existing structure in order to provide parking beneath the structure. The plans submitted also indicate new proposed second floor decks as well as proposed access stairs and landings. Access to the proposed parking area beneath the building would be from an additional driveway onto 43rd Place.

11. Mr. Chew explained that the current conditions are 3 stacked on west side and the street side has only 4 ft of space. In the current arrangement, parked cars typically protrude into the street.

12. Mr. Chew confirmed there are 4 units in the development and that the structure will remain the same in that regard. The proposal is to simply lift and provide additional and improved parking for the existing structure. He indicated an elevation "by right" could be done pursuant to current flood standards but raising to the minimum BFE will not generate any new parking or provide any other relief to the existing conditions.

13. Mr. Chew indicated his review of the area and that the entire neighborhood is multi-family units and condominium units and mostly residential in character. He confirmed the proposed raising will not exceed bulk height limitations.

14. Mr. Chew indicated the structure will improve flood safety conditions and promote the general welfare of the City as a product by improving parking in a coastal community. He indicated the proposal is a much safer alternative to the constant "jockeying" which takes place on the site. This application presents a better zoning alternative for the site and the surrounding neighborhood.

15. Mr. Chew commented on the decks proposed. The current decks are proposed to be replaced and expanded in the rear and adding a new deck in the front. The front yard setback is currently 4.89 ft. The proposal is to have a front deck connected to the rear unit. The proposed deck would be within 11 inches of the front property line. For the two units in the front, the proposed deck is the point of access for the units in connection with the raising of the structure.

16. Andrew Previti, P.E., the board engineer reviewed his July 25, 2022 report (updated April 5, 2023) with the Board and the applicant. The applicant agreed to address all comments and conditions in the engineering review letter.

17. The Board Engineer questioned the parking arrangement and what was being proposed. Mr. Chew indicated that the applicant made a conservative proposal that did not account for stacking spaces. That proposal is to replace 3 existing stacked spaces with 4 non-stacked proposed. However, Mr. Chew indicated that if the Board were to consider stacking spaces, the proposed conditions could accommodate 4 stacked spaces outside and 6 stacked spaces inside, for a total of 10 stacked spaces. The applicant indicated the plans would be revised to show these stacked conditions as a condition of approval. In addition, the applicant would eliminate the post on the corner as a condition of approval.

18. The Board Engineer recommended the applicant work with their engineer and construction office to avoid vehicles “bottoming out” due to the slope of the entry in the new drive isle providing access to the area for parking. As a condition of approval, elevation of the garage and access should be coordinated with construction official to avoid egress/ingress issues.

19. Mr. Chew confirmed that sliding the building back to reduce setbacks was considered but outweighed by the concern that it would jeopardize the bulkhead system and anchors.

20. The Board commented on the width of the driveway and proposed reducing the size to encourage on-street parking opportunities. The applicant proposed to reduce the size of the driveway on the east side of the property. This reduction will result in a 45 ft. curb cut.

21. The Board opened the application to public comment. No one spoke for or against the application.

22. A motion was made to approve the application. The board voted 7-0 in favor of the application as follows:

Roll Call	Yes	No	Absent	Abstain
Pasceri, Chairperson			X	
Urbaczewski, Vice Chair			X	
Elko	X			
Feola	X			
Ianelli	X			
McGinn	X			
Durling	X			
Cloud, Alternate I	X			
Curtin, Alternate II	X			

17. With regard to the applicant's requested relief pursuant to N.J.S.A. 40:55D-70(d), the applicant proposes to expand an existing non-conforming 2-story, 4 unit residential structure with no commercial uses which is not permitted in the C-3 Zoning District. The board carefully considered the testimony concerning the positive criteria from the applicant and their professionals, including the proposed flood improvements, ability of the existing site and proposed building to accommodate the multi-family use, and the improvement parking conditions. The board finds that this revised design substantially addresses the concerns of development at this site and advances the purposes of the MLUL by making improvements to safety from flood events, and proposing a site appropriate design which substantially improves the parking conditions on site. The board considered the continued suitability of this non-conforming use and determined that the applicant was able to demonstrate continued suitability for that proposed use based on the proposed design which provides for improved safety, access, and parking to the existing use. The applicant proposes modification to an existing use to

improve safety from flood and improve parking. The flood resilient design and improved use will not substantially overwhelm the area with development. The board carefully weighed the negative criteria and determined that based on the reduced size of the structure and benefits of this improved building, the proposed development could be approved without substantial detriment to zone plan and the public good. The Board finds that under these unique circumstances the numerous benefits account for limitations on site and the benefits of this application outweigh any of the detriments.

NOW THEREFORE, on this 5th day of July 2023, be it resolved by the Zoning Board of Adjustment of Sea Isle City as follows:

1. The applicant's request for variance relief, pursuant to N.J.S.A. 40:55D-70(d) and (c) from the requirements set forth in the below table, is hereby **GRANTED**:

VARIANCE CHART:

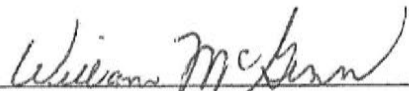
<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Use	Various Commercial Uses per Code Section 26-54.1	Expansion of Existing Non-Conforming four (4) Unit Residential Use With no Commercial Use	Expansion of Non- Conforming Use	26-54.1

2. The grant of approval is subject to the following conditions:

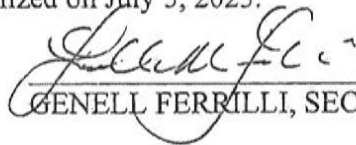
- A. The applicant shall address all comments, revisions, and conditions as indicated in the engineering review letter by Board Engineer Andrew A. Previti, P.E. dated July 25, 2022 (updated April 5, 2023), incorporated herein by reference.

- B. The plans shall be revised to indicate the following: The curb cut shall be reduced to 45 ft. The 4 stacked spaces outside and 6 stacked spaces inside shall be shown on the plans. The plans will include a note that the drive aisle access should be coordinated with the construction official to assure the slope of access does not result in vehicles bottoming out.
- C. Applicant shall comply with all applicable Sea Isle City Codes and obtain any and all other applicable governmental approvals.
- D. Any agreements or conditions acknowledged by the applicants that are set forth in the application or contained within the record of the hearing are adopted even if not forth herein at length.

This resolution is adopted in full memorialization of the Decision made by the Zoning Board of Adjustment of Sea Isle City at its regular meeting held on June 5, 2023.


WILLIAM MCGINN, Chairman

This is to certify that this is a true copy of a Resolution adopted verbally by the Zoning Board of Adjustment of Sea Isle City at its regular meeting on June 5, 2023 at 7:00 p.m. at the Sea Isle City Municipal Building and memorialized on July 5, 2023.


GENELL FERRILLI, SECRETARY

Prepared by:

CHRISTOPHER GILLIN-SCHWARTZ, ESQUIRE

**Gillin
Schwartz** | Law

1252 NJ Route 109 | Cape May | NJ 08204
Tel: 609.884.0153 | cgsesq.com

Sea Isle City Zoning Board of Adjustment

Applicant's Last Name:

Property Address:

Date Submitted to ZB Secretary:

Application Check List

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

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

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

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

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☒ ZB-5 Notice of Application for Development
- ☒ ZB-6 Certification of Service
- ☒ 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:

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.