CITY OF SEA ISLE CITY
NEW JERSEY
ORDINANCE NO. 1725 (2025)

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AMENDING CHAPTER 26 ENTITLED "ZONING" TO ADD AMENDING THE ZONING MAP TO ADDRESS AREAS IDENTIFIED IN THE MASTER PLAN AS NEEDING REVISION

WHEREAS, the City of Sea Isle City has reviewed the zoning amendments promulgated in accordance with the Master Plan and since the most recent Master Plan Reexamination Report adopted by the City of Sea Isle City's Planning Board on August 14, 2017, to create a new zoning map; and

WHEREAS, the City of Sea Isle City has discovered anomalies in zoning amendments through review of the proposed new zoning map; and

WHEREAS, the City of Sea Isle City recommends the changes contained herein so that the proposed new zoning map accurately depicts the zoning amendments since the most recent Master Plan Reexamination Report adopted on August 14, 2017; and

WHEREAS, the proposed amendments to the Blocks and Lots herein were not intended by the City of Sea Isle City to be included in the C3 Overlay Inclusionary Zone; and

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Sea Isle City, County of Cape May and State of New Jersey as follows:

SECTION I. Under the authority to amend the zoning map from time to time under Chapter 26 Section 13 of the Revised General Ordinances of the City of Sea Isle City, entitled "The Zoning Map" the zoning map is hereby amended and the City of Sea Isle City hereby re-zones portions of the following districts as follows:

Change	General Location	Block & Lot
C3 Overlay Inclusionary Zone to C1	Northeast corner of 42nd Street and Park Road	Block 41.04, Lot 3.02
C3 Overlay Inclusionary Zone to R2	Northeast corner of 44th Street and Park Road	Block 43.04, Lots 1 and 2
C3 Overlay Inclusionary Zone to R2	88th Street along the bay	Block 88.03, Lot 13.01

The Zoning Map of the City of Sea Isle City, New Jersey is hereby amended to conform to the above changes.

SECTION II. Severability. If for any reason any section of this Ordinance shall be declared illegal by any Court of competent jurisdiction, the remaining section of the Ordinance shall remain in full force and effect, notwithstanding.

SECTION III. Repealer. Any Ordinance or provision thereof inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION IV. Publication. This Ordinance shall take effect immediately upon the adoption and publication in accordance with the law.

Mary L. Tighe, Council President

Leonard C. Desiderio

Mayor Leonard C. Desiderio

I HEREBY CERTIFY THAT the foregoing ordinance was duly passed by the City Council of the City of Sea Isle City, New Jersey on first reading at the regular meeting of said Council held on the 14th day of October, 2025 and was taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 12th day of November, 2025, in City Hall, 3rd Floor Council Chambers, 233 JFK Blvd., Sea Isle City, New Jersey at 10:00 a.m.

Shannon D. Romano, Municipal Clerk