CITY OF SEA ISLE CITY
NEW JERSEY

ORDINANCE NO. 1736 (2026)

AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 26 ENTITLED "ZONING" TO ADOPT AN UPDATED OFFICIAL ZONING MAP CONSISTENT WITH THE ZONING AMENDMENTS PROMULGATED IN ACCORDANCE WITH THE MASTER PLAN

WHEREAS, from time to time, periodic revisions are made to the Revised General Ordinances as deemed appropriate; and

WHEREAS, the City of Sea Isle City has adopted various 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; and

WHEREAS, the Council of the City of Sea Isle City is authorized pursuant to the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-32 et seq., by ordinance to adopt or amend an official map to reflect the appropriate provisions of the City of Sea Isle City Master Plan; and

WHEREAS, the City of Sea Isle City's current official zoning map was adopted on August 27, 1991; and

WHEREAS, the City of Sea Isle City has determined the current official zoning map no longer accurately reflects the various zoning amendments promulgated in accordance with the Master Plan; and

WHEREAS, the City of Sea Isle City has found the adoption of a new official zoning map promotes public health, safety, morals, and the general welfare of the public; and

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

SECTION I. Pursuant to the authority to amend the zoning map 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 adopts a new official zoning map as follows:

26-13.1 Official Zoning Map Adoption and Amendment.

a. Such official Zoning Map shall mean a map adopted or amended in accordance with N.J.S.A. 40:55D-32 et seq.

b. The official Zoning Map of the City of Sea Isle City hereby adopted shall be the map prepared by Andrew Previti, P.E., Colliers Engineering & Design, consisting of four (4) sheets, Zoning Map Sheet #1, Zoning Map Sheet #2, Zoning Map Sheet #3, and Zoning Map Sheet #4 with the latest revision date of November 24, 2025.

c. Such official Zoning Map shall be found on file for review in the Office of the City Clerk to review during normal business operating hours and available online via the official City of Sea Isle City website.

d. Such official Zoning Map shall be deemed conclusive with respect to the location and width of streets and public drainage ways and the location and extent of flood control basins and public areas, whether or not such streets, ways, basins or areas are improved or unimproved or are in actual physical existence.

26-13.2 District Boundaries.

In the event that any uncertainty exists with respect to the intended boundaries of the various districts as shown on the Zoning Map, (which may be found on file in the office of the City Clerk) the following rules shall apply:

1. The district boundaries are the centerlines of streets, alleys, waterways and rights-of way, unless otherwise indicated. Where designation of a boundary line on the Zoning Map coincides with the location of a street, alley, waterway or right-of-way, it shall be construed to follow the centerlines.
2. Where the district boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way but do coincide with lot lines, such lot lines shall be construed to be the boundaries of such districts.
3. Where the district boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way or lot lines, the district boundaries shall be determined by the use of the scale shown on the Zoning Map.
4. When a lot held in one (1) ownership on the effective date of this chapter is divided by a district boundary line, and where the portions of the lot in each district are too small to meet the minimum lot area for either district, the entire lot shall be construed to be within that district to be selected by the owner.
5. Where a district boundary line divides a lot held under a single ownership and existing on April 9, 1945, a permit may be issued allowing the extension of the building or use permitted in the less restrictive district into the lot so divided, for a distance not to exceed thirty-five (35') feet.

SECTION II. Severability. If for any reason any section of this Ordinance shall be declared illegal by and Court of competent jurisdiction, the remaining section(s) 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 Tighe, Council President

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 24th day of March, 2026 and was taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 28th day of April, 2026, 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