

**CITY OF SEA ISLE CITY  
NEW JERSEY**

**ORDINANCE NO. 1707 (2023)**

**AN ORDINANCE TO AMEND THE REVISED  
GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY,  
CHAPTER 14, ENTITLED “FLOOD DAMAGE PREVENTION” AND CHAPTER 30,  
ENTITLED “SITE PLAN REVIEW” TO ADDRESS LOWEST UNFINISHED FLOOR  
ELEVATION AND REVISE THE SITE PLAN CHECK LISTS TO INCLUDE FLOOD  
INFORMATION**

**WHEREAS**, This Ordinance amends in part Ordinance 1698 adopted on June 13, 2023, adjusting the lowest unfinished floor elevation; and

**WHEREAS**, after review and consideration the intent of this amendment is to allow the unfinished floor of structures to be 2 feet above top of curb rather than at 7.0 NAVD; and

**WHEREAS**, the Administration recommends and the Council concurs to amend the 4 check lists that are part of the zoning requirements for applications to the City Planning and Zoning Boards to include more detailed flood compliance information on and with the check lists for applications to be heard by the Boards; and

**WHEREAS**, adoption of this ordinance is made both under the general police powers of the City and zoning powers as authorized by the Municipal Land Use Law; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Sea Isle City, County of Cape May, State of New Jersey that the within ordinances are amended as follows:

**SECTION I.** Chapter 14 Section 102.4 of the Revised General Ordinances of the City of Sea Isle City, entitled “ESTABLISHING THE LOWEST FLOOR ELEVATION” is hereby deleted in its entirety and replaced as follows:

DELETED SECTION:

**14-102.4            Establishing the Lowest Floor Elevation.**

The lowest floor of an unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access and crawl for residential structures space shall be established at Elevation 7.0 NAVD 1988 or one foot above the centerline of the roadway, whichever is higher.

REPLACEMENT SECTION:

**14-102.4            Establishing the Lowest Floor Elevation.**

The lowest floor of an unfinished or flood resistant enclosure, usable solely for the parking of vehicles, building access and crawl space for residential structures shall be established 2.0 (two) feet above top of curb and no higher than elevation 7.0 (seven) feet, unless the street is higher than elevation 7.0 (seven) feet, in which case the top of the floor shall be no more than a 2 % (two percent) slope to the street.

**SECTION II.** Chapter 30 Section Attachments A, B, C, and D of the Revised General Ordinances of the City of Sea Isle City, entitled “Site Plan Review-Checklists Attachments” is hereby amended as follows:

**Attachment 1: Exhibit A**

Under number 2. number 33. of the attachment is replaced by:

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.

**Attachment 2: Exhibit B**

Under number 2. letter q. of the attachment is replaced by:

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.

**Attachment 3: Exhibit C**

Under number 2. letter s. of the attachment is replaced by:

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.

**Attachment 4: Exhibit D**

Under number 2. letter t. is added to the attachment:

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.

**SECTION II. SEVERABILITY.**

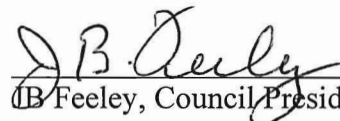
If for any reason, any section of this Ordinance shall be declared illegal by any Court of competent jurisdiction, the remaining section of the Ordinance shall remain in full force and effect, notwithstanding.

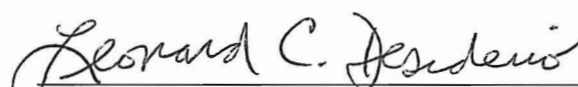
**SECTION III. REPEALER.**

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


**SECTION IV. EFFECTIVE DATE.**

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

  
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J.B. Feeley, Council President

  
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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 October, 2023 and was taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 14<sup>th</sup> day of November, 2023, in City Hall, 3<sup>rd</sup> Floor Council Chambers, 233 JFK Blvd., Sea Isle City, New Jersey at 10:00 a.m.

  
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Shannon D. Romano, Municipal Clerk