

Memorandum

To: Sea Isle City Planning Board

From: Andrew A. Previti, P.E.

Date: March 4, 2026

Subject: CLD SIC, LLC - Kix Bar and Sea Isle Inn
Blocks: 63.03 & 64.03 - Various Lots
6400 Landis Avenue
C-5 Motel Business District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIP0096

Preliminary and Final Site Plan Review with Variance Relief

1. Background

The applicant has submitted an application for Preliminary and Final Site Plan approval along with a request for Hardship and Benefits "C" variance relief.

The project site is located in Blocks 63.03 and 64.03 and has frontage on both Landis Avenue and 63rd Street. The property is located in the C-5 Motel Business District. The applicant was previously before the Board in 2019 for a restroom addition to the facility. The project site is well known to the Board members.

The current application is proposing a remodeling of the front area of the Kix Bar and the enclosure of the existing patio dining area along the exterior of the bar. The project would also involve the construction of a roofed bar and restroom facilities on the roof of the expanded portion with an area for additional outside dining. The project will also involve the construction of a permanent roof to replace an existing tent type temporary roof on one of the bars which front on Landis Avenue. The project does not involve any major changes to the site itself and is basically a remodeling and upgrading of the existing facility. The project will involve the addition of additional landscaping.

The application has been accompanied by the following documents which have been submitted for review:

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
1.	General Notes & Key Map	Louis A. Scheidt, PE	4/10/2025	2/18/2026
2.	Plan of Survey / Existing Conditions Plan	William F. Seaman, PLS	4/10/2025	---
3.	Existing Signage	William F. Seaman, PLS	4/10/2025	---

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
4.	Variance Plan	Louis A. Scheidt, PE	4/10/2025	2/18/2026
5.	200 Foot List	Louis A. Scheidt, PE	4/10/2025	1/8/2026
P-1	Proposed 1 st Floor Renovation Plan	William A. Haryslak, RA	12/15/2025	1/12/2026
P-2	Proposed 1 st Floor Renovation Plan	William A. Haryslak, RA	12/15/2025	1/12/2026
P-3	Proposed New 2 nd Floor Plan	William A. Haryslak, RA	12/15/2025	1/12/2026
P-4	Proposed North & West Side Elevations with Windows & Light Details	William A. Haryslak, RA	12/15/2025	1/12/2026
P-5	Proposed Renovation Plan & Elevations	William A. Haryslak, RA	12/15/2025	2/17/2026
SU-1	Existing Partial Floor Plan	William A. Haryslak, RA	7/10/2024	1/12/2026
SU-2	Existing Elevations	William A. Haryslak, RA	7/10/2024	1/12/2026
SU-3	Existing 2 nd Floor Plan	William A. Haryslak, RA	10/7/2025	1/12/2026
SU-4	Existing Elevations	William A. Haryslak, RA	10/7/2025	1/12/2026
G-1	Renderings	William A. Haryslak, RA	2/3/2026	2/17/2026
G-2	Renderings	William A. Haryslak, RA	2/3/2026	2/17/2026

The application requires variance relief from the requirements of the C-5 Motel Business district. These variance are outlined in the Variance Chart below.

VARIANCE CHART

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Max. Front Yard Setback	5 ft. ENC	13.5 ft.	8.5 ft.	26-56.5
2. Max Side Yard Setback	15 ft. ENC	21 ft.	6 ft.	26-56.6
3. Max Impervious Coverage	95%. ENC	95.5%.	0.5%	26-36.a.1

4. Max Sign Coverage (Kix)	80 S.F. ENC	500 S.F.	420 S.F.	26-28.3.a
5. Max Sign Coverage (Sea Isle Inn)	80 S.F. ENC	156.1 S.F.	76.1 S.F.	26-28.3.a
6. Max. Building Height/ Accessory Structure	15 ft. Above Curb Elevation	16.5 ft.	1.5 ft.	26-56.9.b
7. Landscaping				
a. Street Trees	10 ENC	0	10	26-25.4
b. On-Site Trees	42 ENC	1	41	26-25.5
c. On-Site Shrubs	417	43	374	26-25.5

ENC=Existing Non-Conforming Condition

II. Determination for Completeness

This application was reviewed at the February 3, 2026 Completeness Review Session of the Planning Board Review Committee and was deemed complete at that meeting.

III. Site Plan Review

The following comments are keyed to the attached Site Plan Review Check List:

21. Indicate provisions for refuse and garbage disposal. Insure that such area are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration of burning of 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 views to sight, fire protection, sanitation and security.
 - a. A trash enclosure exists at this site and General Note 28 on the Gibson Plans indicates that solid waste and recycling pickup is to be provided by the Sea Isle City Public Works Department. This would be a continuation of the existing practice and no changes to that practice are being proposed.

22. Show provisions for screening or storage of equipment, attached or separate from buildings.
 - a. The architect should provide testimony relative to how HVAC units will be screened. Details for the screening should be provided on the architectural plans.

23. Indicate all existing or proposed exterior lighting (free- lumens, heights, area and direction of illumination, foot-candles produced, as well as time controls proposed for outdoor lighting and display.
 - a. General Note 26 on the Gibson Plans indicates that site lighting will be in accordance with the intensity standards in Section 26-29.3 and that lighting for the outdoor dining area will be low level lighting designed to prevent glare beyond the property lines. Decorative low level string lights and battery operated table lights are proposed to provide site lighting. These would have minimal impact on lighting intensity.
 - b. The architect or engineer should provide testimony relative to the proposed lighting plan.
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 façade signs and time control for sign lighting.
 - a. Variance relief will be necessary for signage as indicated in the Variance Chart. The Zoning Schedule on Gibson Sheet 1 indicates a reduction in signage at the "Kix" site from 967.3 sq. ft. to 500 sq. ft. The signage at the Sea Isle Inn portion of the site will remain unchanged.
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.
 - a. The application is requesting variance relief from the landscape requirements of Code Section 26-25. The engineer should provide testimony concerning the variance relief requested and what is being proposed in the way of landscaping.
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.
 - a. The architect should provide testimony concerning whether a fire suppression system is required for the proposed renovation and if proposed the type of system which will be used.
 - b. Any comments from the City's Fire Department should be incorporated in to the project design.
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.

- a. The architect should provide testimony concerning how the building renovations will be designed to meet the flood proofing standards of Chapter 14.
38. Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement.
- a. The design professionals should provide testimony relative to accessibility and conformance to the requirements of ADA for both pedestrian and vehicular conditions. **Conformance to ADA requirements should be made a condition of approval.**

IV. Additional Comments

1. Comments from the City's Police, Fire and Public Works departments should be considered by the Board.
2. The project if approved will be required to comply with Code Section 26-43.4, Non-Residential Affordable Housing Fees. This should be discussed with the applicant at the hearing and a condition of approval should require the applicant to conform to the requirements of this code section.

V. Recommendations

1. I would advise the Board that the application has been deemed complete at the February 3, 2026 Completeness Review Meeting.
2. The items mentioned in this report should be addressed by the applicants and their professionals at the hearing.
3. The applicants and their professionals should provide testimony as to why the Board should grant variance relief which is required for this application.
4. The Board has the discretion to grant variances as requested or could decide to grant some of the variances while denying others. The Board Solicitor will advise you relative to this issue.
5. If the Board is to grant the variances requested and if the Board takes action on preliminary and final site plan approval then these actions should be conditioned on any plan changes which the Board may request at the hearing.
6. Any approval should be conditioned on the applicants obtaining all other governmental approvals and must submit copies of these approvals to the Board Secretary.



Andrew A. Previti, P.E.
Municipal & Board Engineer

cc: Planning Board Members (via Board Secretary)
Genell Ferrilli, Board Secretary (via email)
Jon Batastini, Esq. Planning Board Solicitor (via email)
Don Teefy, Jr. Director of Public Works (via email)
Chief Anthony Garaffi, SIC PD (via email)
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