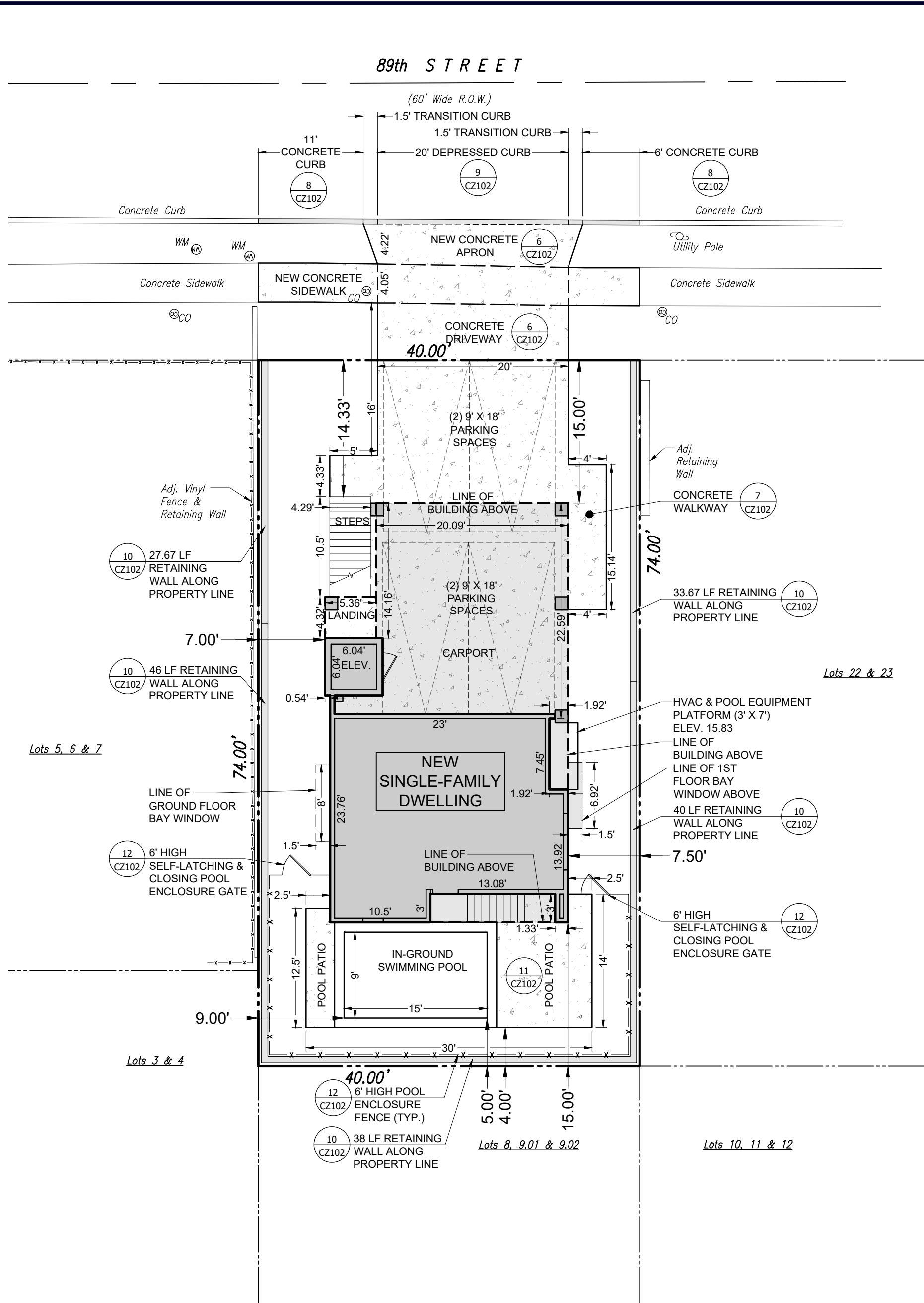


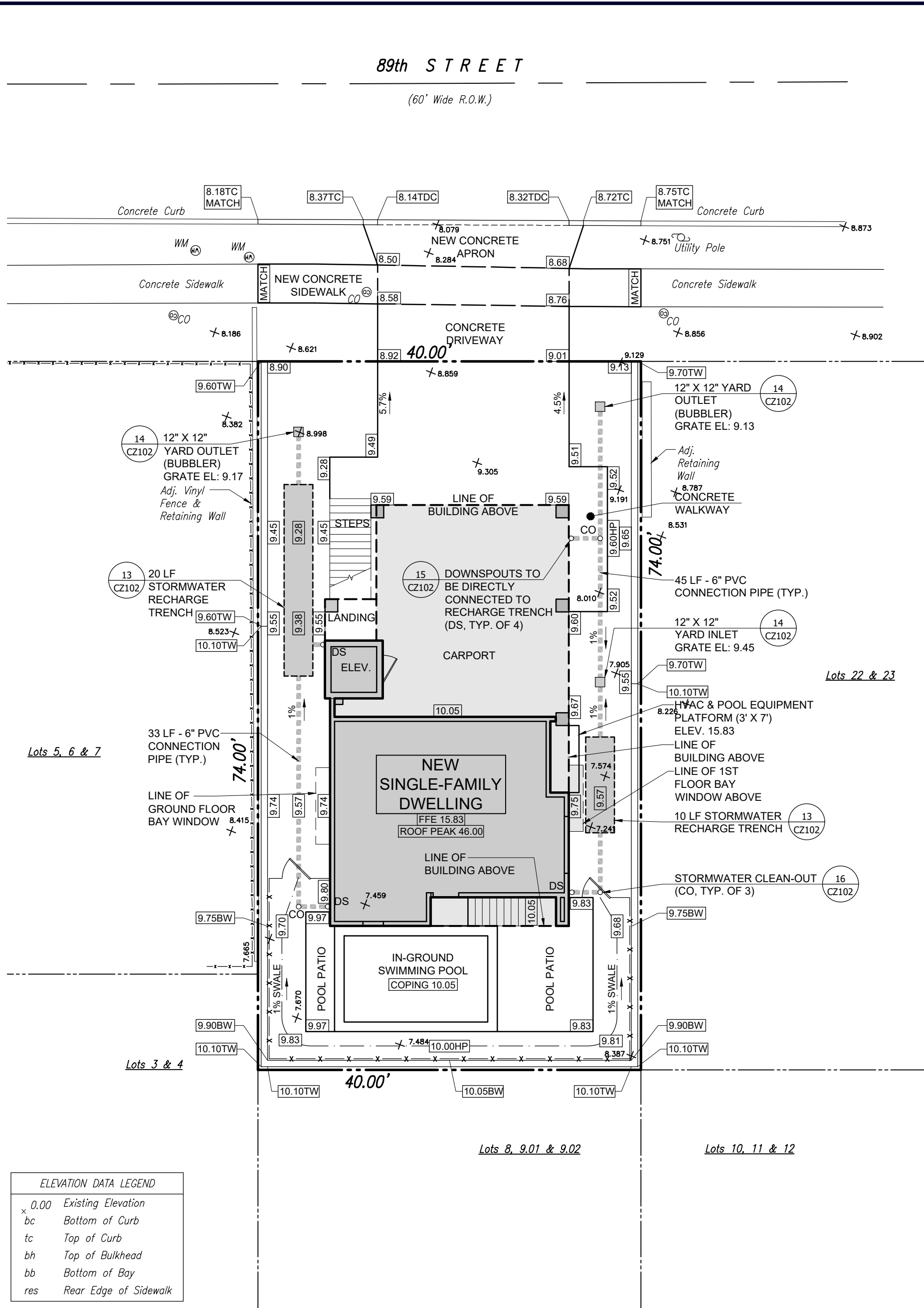
CITY OF SEA ISLE BOARD APPROVAL	
<div style="border-bottom: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <div style="border-bottom: 1px solid black; height: 40px;"></div>	<div style="border-bottom: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <div style="border-bottom: 1px solid black; height: 40px;"></div>
Board Chairman	Date
Board Secretary	Date
City Engineer	Date



- GENERAL NOTES**
1. Site: Being known as Lots 20 & 21, Block 90.01 per Deed Book 1355, Page 522 as filed in the Cape May County Clerk's Office.
2. Owner:
Robert & Sharon Goffredi
953 Becker Drive
Vineland, NJ 08360
- Applicant:
JCM Development, LLC
PO Box 305
Dennisville, NJ 08214
3. Survey Plan Reference: Existing conditions shown hereon per plan prepared by Kates Schneider Engineering, LLC entitled "Survey of Premises" bearing drawing number 1 (sheet 1 of 1), project number 04040.87 dated April 1, 2025.
4. Existing Site Conditions:
The subject property is currently occupied by a single-family dwelling with associated site improvements including but not limited to, rear decks, concrete driveway & walkway and fences surrounding the property.

The project site is located in the R-2 Two-Family Residential District. Surrounding adjacent properties are also located in the R-2 District.
5. Project Description:
This proposed project involves the redevelopment of the subject parcel to include a new single-family dwelling with a rear yard in-ground swimming pool and respective pool patio. Other site improvements include a concrete driveway, concrete walkway, pool enclosure fence and required off- & on-site landscaping.
6. Environmental: No wetlands exist on the subject property.
7. Flood Zone: Per FEMA FIRAP Map No. 34000C0252F, the subject property is located in FEMA Flood Hazard Zone AE (1) and Zone X (area of minimal flooding) with an effective date of 10-14-2026. Per the City of Sea Isle's Flood Damage Prevention Ordinance Section 14-102.2e, due to the property being located in Zone X, Zone V (E1) will be used for building design flood elevation purposes.
8. Soils: The subject property is located in an area mapped as being Urban Land-Psammets (USPSBR, wet substratum complex, 0 to 2 percent slopes, rarely flooded) per the Natural Resources Conservation Service Wet Soil Survey.
9. Utilities: The subject property is provided & will continue to be provided sewer, water, gas, electric, telephone and cable services by the existing utilities within 80th Street. (See Sheet C2102 for existing utilities)
10. All conditions and dimensions shall be checked by the contractor prior to proceeding with any work. Any discrepancies shall be brought to the immediate attention of the engineer. Where drawings are in conflict with other drawings or details, the contractor shall notify the engineer for clarifications. Do not scale drawings.

Zone: § 26-46 R-2 Two Family Residential District - Block 90.01, Lots 20 & 21				
Item	Ordinance	Allowed/Required	Proposed	Conformance
Principal Permitted Use	§ 26-46.1a	Single Family dwelling	SINGLE FAMILY DWELLING	YES
Min. Front Yard	§ 26-46.4	15'	15'	YES
Min. Side Yard	§ 26-46.5a	5'	7.00' (NW)	YES
			7.50' (SE)	YES
Max. Total Side Yard	§ 26-27.4	14'	14.50'	YES
Min. Rear Yard	§ 26-27.3	15'	15'	YES
		(With a Lot Depth of <100')		
Min. Lot Area	§ 26-46.7a	5,000 sf	2,960 SF	Existing Non-Conforming Variance Required
Min. Lot Width	§ 26-46.7b	50'	40'	Existing Non-Conforming Variance Required
Min. Lot Frontage	§ 26-46.7b	50'	40'	Existing Non-Conforming Variance Required
Min. Lot Depth	§ 26-46.7b	100'	74'	Existing Non-Conforming Variance Required
Max. Building Height	§ 26-46.8a	32' above LDFE (BFE + 3')	32'	YES
Max. Lot Coverage (Principal Building)	§ 26-46.9	35% (1,036 sf)	35% (1,030 SF)	YES
Max. Floor Area Ratio	§ 26-46.10	0.85 (2,516 sf)	0.81 (2,391 SF)	YES
Parking Spaces Required	§ 26-46.11	4 Spaces	4 SPACES	YES
Max. Impervious Coverage	§ 26-36	70% (2,072 SF)	62% (1,838 SF)	YES
Min. Planted Green Space	§ 26-38.2c(6)	4' Wide Along Rear & Side Property Lines in Rear Yard	4'	YES
Min. On-Site Trees	§ 26-25.5a	1 Tree (1 Unit)	1 Tree	YES
Min. On-Site Shrubs	§ 26-25.5b	10 Shrubs (Single Family)	22 SHRUBS	YES
Accessory Building				
Accessory Permitted Use	§ 26-46.2f	Private Pool	PRIVATE POOL	YES
Min. Side Yard	§ 26-27.7a	5'	9' (NW)	YES
			16' (SE)	YES
Min. Rear Yard	§ 26-27.7a	5'	5'	YES
Distance to Main Building	§ 26-27.7a	10'	0'	VARIANCE REQUIRED
Distance Curbline to Pool	§ 26-27.7b	60'	65'	YES



Property Owners Within 200' (04.25.25)						
Block	Lot	Qualifier	Owner	Address	City/State	Zip
89.01	1.01		Current Owner	510 Cory Lane	Aston, PA	19014
89.01	1.02		Current Owner	17 Waterman Avenue	Philadelphia, PA	19118
89.01	4		Current Owner	1265 Center Road	Harrisburg, PA	17105
89.01	5.01		Current Owner	1706 Rickert Road	Perkasie, PA	18944
89.01	7	C-A	Current Owner	130 N Stone Ridge Drive	Lansdale, PA	19446
89.01	7	C-B	Current Owner	8803 Pleasure Avenue RS	Sea Isle City, NJ	08243
89.01	11		Current Owner	804 Cotwood Drive	Milvum, PA	19355
89.01	14		Current Owner	233 JFK Boulevard	Sea Isle City, NJ	08243
89.01	19		Current Owner	20 88th Street	Sea Isle City, NJ	08243
89.02	46.01		Current Owner	1010 Anna Road	West Chester, PA	19380
89.02	48		Current Owner	949 West End Avenue #7F	New York, NY	10025
89.02	50		Current Owner	22 Waters Edge Drive	Delfran, NJ	08075
89.02	52.01		Current Owner	2559 Crestline Road	Lansdale, PA	19435
90.01	1	C-E	Current Owner	19 Llangollen Lane	Newtown Square, PA	19073
90.01	1	C-W	Current Owner	19 Cromwell Drive	Morristown, NJ	07960
90.01	3		Current Owner	8909 Pleasure Avenue	Sea Isle City, NJ	08243
90.01	5		Current Owner	1119 Hallow Road	Coleville, PA	19135
90.01	6	C-A	Current Owner	734 Lee Lane	Moscow, PA	19061
90.01	6	C-B	Current Owner	25 Heather Way	Newtown Square, PA	19076
90.01	10		Current Owner	1353 Revelation Road	Meadowbrook, PA	19046
90.01	13		Current Owner	233 JFK Boulevard	Sea Isle City, NJ	08243
90.01	20		Current Owner	933 Becker Drive	Vineand, NJ	08360
90.01	22		Current Owner	15 Mount Air Farm Road	Orlen Mills, PA	19342
90.02	41	C-E	Current Owner	9 Woodview Drive	Garnet Valley, PA	19050
90.02	41	C-W	Current Owner	50 Biscayne Blvd Apt 4902	Miami, FL	33132
90.02	44		Current Owner	2350 Clearview Lane	Aston, PA	19014
90.02	46		Current Owner	165 Moravian Church Road	Woolwich, NJ	08044
90.02	4		Current Owner	9001 Pleasure Avenue	Sea Isle City, NJ	08243
91.01	8		Current Owner	233 JFK Boulevard	Sea Isle City, NJ	08243

Utility Companies			
	Address	City/State	Zip
South Jersey Gas Company, Corporate Headquarters	1 South Jersey Plaza	Folsom, NJ	08037
Verizon Engineering Dept.	10 Toransboro Road Floor 2	Berlin, NJ	08009
Capex May County Municipal Utilities Authority	PO Box 610	Capex May Court House, NJ	08020
Atlantic City Electric Cable	900 West Leads Avenue	Absecon, NJ	08201
Atlantic City Electric Company	5100 Harding Highway Suite 399	Mays Landing, NJ	08330
Sea Isle City Municipal Water & Sewer	4501 Park Avenue	Sea Isle City, NJ	08243

STORMWATER RECHARGE TRENCH CALCULATIONS
Stormwater recharge trenches shall be designed and constructed to recharge the stormwater runoff generated by the project using the Rational Method and in accordance with Sea Isle City Ordinance No. 1655.

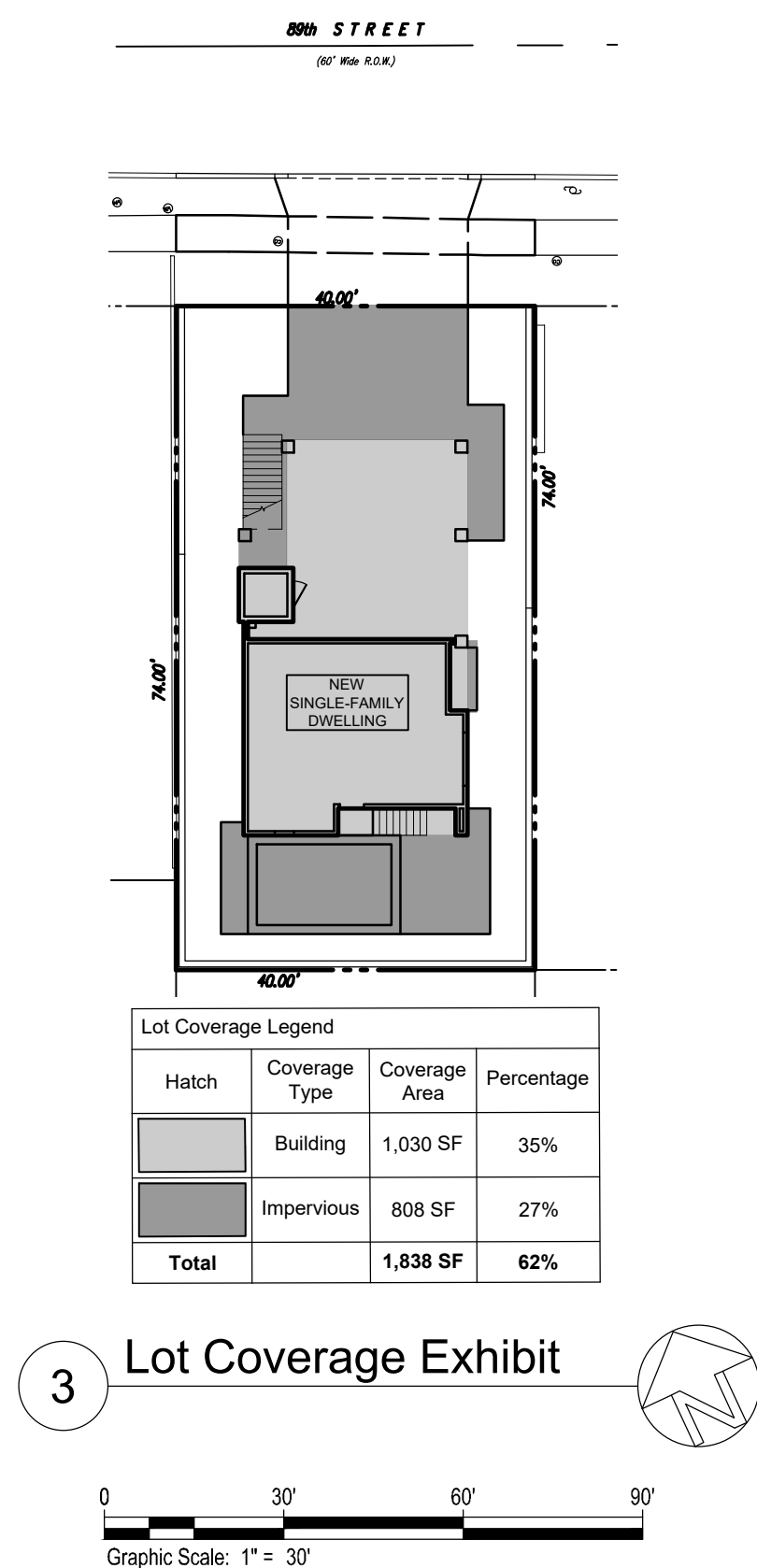
Design Parameters
Storm: 25 year, 15 minute duration with 5.7 in/hr intensity based on Time of Concentration (Tc) = 0.25 hrs. Rainfall Intensity based on New Jersey Residential Site Improvements Standards Figure 7.2 - Rainfall Intensity Curves

Storm Data	
Rainfall Intensity(i)	5.7 inches / hour
Storm Duration	0.25 Hours

Postdevelopment Runoff				
Cover Description	Runoff Coeff (Q)	Area (sf)	Peak rate, Q (cfs)	Volume, V (cf)
Building & Pool	0.99	1165	0.151	136.83
Concrete Driveway, Walkway & Patio	0.99	673	0.087	78.47
Landscaping & Lawn	0.30	1122	0.044	39.64
	Total	2960	0.282	255.94

Recharge Trench Design	
Width(in)	36 in
Height (in)	24 in
Pipe Dia (inches)	12 in
Number of Pipes	1
Stone Void Ratio	0.35

Trench Storage Capacity	261	cf per ft
Volume Storage	253.9	cf
Volume Storage Required (30% Minimum)	76.2	cf
Length of Pipe Required	29.2	ft



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Clermont, NJ 08210
609.398.4477
www.TheHylandGrp.com

NJ Arch. Cert. of Auth. No. 21AC00040300
NJ Eng. & Surv. Cert. of Auth. No. 24GA280887300

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Project Team

John E. Halbruner
NJ Registered Architect No. 19952
NJ Professional Engineer No. 42918

Project:

New Single-Family Dwelling

A Speculative Development

Location:

28 89th Street
Block 90.01, Lots 20 & 21
City of Sea Isle
Cape May County
New Jersey

Client:

JCM Development, LLC

No.	Description	Date
1.	Preliminary Issuance	04.22.25
2.	Zoning Board Issuance	05.02.25
3.	Plan revisions due to BFE & LDFE changes for Building design	06.02.25

Drawn By: _____ Checked By: _____

Project No. 34315.01

Variance & Grading Plan

CZ101

