

Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: August 26, 2025

Subject: Knell Gleeson, LLC - Variance Application
1104 and 1102 Landis Avenue
Block: 11.02, Lots: 1.05 & 30
R-2 Two Family Residential Zoning District (Lot 1.05)
R-1 Single Family Residential Zoning District (Lot 30)
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0273

I. Background

The applicants have submitted an application for Hardship and Flexible "C" Variance Relief. I will address the submitted plans and the variance relief which is actually necessary in Section III – Comments.

The property in question is irregularly shaped. Lot 1.05 fronts on Landis Avenue and has fifty (50) foot of frontage on this street and a lot depth of ninety-five (95) feet. Lot 30 is the rear lot and does not front on Landis Avenue but fronts on Central Avenue, which is a paper street in this location. The overall parcel has a lot area of fourteen thousand three forty-one (14,341) square feet which is far in excess of the lot area requirement of five thousand (5,000) square feet.

This property is located north of 29th Street and per the requirements of Code Section 14-102.2.d the property is located in a Velocity Zone. Therefore, the property must comply with the building requirements of Chapter 14. The submission indicates on the Zoning Schedule a request for a variance from the elevation of the garage where two (2) foot above curb is required and one (1) foot is being proposed. This would require variance relief from the requirements of Code Section 14-102.4 which is a section of Chapter 14 and I will address this in Section III of this report.

The applicants are seeking approval to construct a two-family residence on this lot. Relief is needed relative bulk requirements and this will be addressed in Section III of this report.

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>
ZB-1	Variance Plan & Tax Map, Top Sheet	Andrew Bechtold, R.A.	7/23/2025	8/20/2025

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
ZB-2	Variance Plan & Tax Map, Existing Conditions & Survey	Andrew Bechtold, R.A.	7/23/2025	---
ZB-3	Variance Plan & Tax Map, Floor Plans & Elevations	Andrew Bechtold, R.A.	7/23/2025	---
ZB-4	Variance Plan & Tax Map, All Floor Plans & All Elevations	Andrew Bechtold, R.A.	7/23/2025	---

The application will require Variance Relief as noted 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. Rear Yard Setback	20 ft.	15.9 ft.	4.1 ft.	26-46.6
2. Side Yard Setback (to On-site Disposal Field)	5 ft.	2.5 ft. (South Side) 1.65 ft. (East Side)	2.5 ft. 3.35 ft.	26-46.5.b

II. Determination for Completeness

The application is generally complete relative to the submission requirements. However, there will be a need to revise the plan. I would additionally advise the Board that the applicant should obtain a letter from the Flood Plain Administrator, indicating what flood zone the property is and to what elevations the building must be constructed to in order to comply with the requirements of Chapter 26, the Zoning Code as well as Chapter 14, the Flood Damage Prevention Code.

III. Comments

1. The two (2) variances listed in the Variance Chart on Drawing ZB-1 relate to rear yard setback requirements for the building where twenty (20) feet is required and fifteen point nine (15.9) feet is proposed. The second variance deals with side yard setbacks to the on-site disposal system which would be an accessory structure and is located in the rear lot. A five (5) foot side yard setback is required and a setback of two point five (2.5) feet on the south side and one point six five (1.65) feet on the east side is proposed.

The application in the Zoning Compliance Schedule on ZB-1 also is requesting variance relief for the elevation of the garage where two (2) foot above curb is required and one (1) foot above curb is being proposed. This would be Variance Relief from the requirements of

Chapter 14 which the City generally discourages. I have reviewed this matter with the Zoning Officer and the Flood Plain Administrator and it has been determined that if the ground level of the proposed building is open as is noted on the plan for the Landis Avenue elevation and the rear elevation and if the side portions of the structure allow flow through the building then the area on the ground level would not be considered a garage and technically would not need to comply with the elevation requirements of Code Section 14-102.4. Therefore, it does not appear that variance relief is necessary for the elevation issue.

2. Variance relief from Chapter 14 requirements is not being applied for. The Construction Official will review the Detail Construction Plans submitted at the time of building permit application and will determine compliance with that code requirement.
3. The application form indicates that the applicant is Knell Gleeson, LLC, however, the owner and applicant is listed as Inlet Associates, LLC (c/o John B. Feeley). This difference should be reconciled.
4. This project is subject to the requirements of Code Section 26-38 – Stormwater Management Systems. The project is required to comply with the specific requirements of Code Section 26-38.2 – Standards Applicable to Minor Development. This section requires a stormwater management system including a recharge system as well as a four (4) foot green space in the rear yard. It appears that the four (4) foot green space in the rear yard is being proposed, however, there is no stormwater management system with a recharge system noted on the plans. Therefore, if the Board is to grant variance relief the plans must be revised to address the requirements of Code Section 26-38.2 – Standards Applicable to Minor Development.
5. The project is subject to the requirements of Code Section 26-25 – Landscaping and Buffers. The plan as submitted complies with the requirements for street trees and the Hedge Maple being proposed as street trees is acceptable.

The application requires two (2) on-site trees and twenty (20) shrubs. The applicant is proposing to plant twenty (20) “Yoshino Japanese” Cedars. This is listed as a recommended evergreen tree in the City’s Code Section 26-25.6 – Plant Materials. This would certainly exceed the requirement for two (2) on-site trees but would not address the requirement for twenty (20) on-site shrubs. However, since the proposed tree is actually a tree and the number proposed greatly exceeds what is required, I would recommend that the Landscaping Plan as submitted is acceptable.

6. This project is subject to the requirements of N.J.A.C 7:9a “Standards for Individual Subsurface Sewage Disposal Systems”. Information relative to compliance with these standards has not been provided and is not part of this review. Any approval which the Board may grant relative to variance relief will typically require conditions with all other governmental approvals and compliance with the requirements of N.J.A.C. 7:9a would be applicable. If requirement of this Code Section cannot be met then a Treatment Works Approval from the NJDEP will be necessary. This will be reviewed by the Construction Official at the time of submission.
7. A note should be added to the plans that the plans have been prepared solely for Zoning Review. Any action taken by the Board should specify that only Zoning Review is being

performed relative to the requirements of Chapter 26 and that no review for compliance with Chapter 14 or any State regulations is part of the review process.

8. Any action taken by the Board should be conditioned on the improvements being constructed in accordance with Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations required by the City Code as applicable, and all requirements of the NJDEP.
9. **If this application is approved and following memorialization of the Board's action in a resolution the design professional should revise the plans as necessary and provide an electronic copy for me to review. If the plans have been revised to satisfy the comments contained in this memorandum as well as any other conditions imposed by the Board, then seven (7) signed and sealed sets should be sent to my office for signature along with cost estimates for on-site and off-site improvements.**

Construction permits will not be issued until plans signed by the Board Chairperson, Secretary and Engineer are on file with the Construction Official and the necessary inspection fees have been posted.



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

AAP/dpm

cc: Genell Ferrilli, Board Secretary (via email)

Chris Gillin-Schwartz, Planning Board Solicitor (via email)
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