

Memorandum

To: Sea Isle City Planning Board

From: Andrew A. Previti, P.E.

Date: April 8, 2026

Subject: Six Strong, LLC – Minor Site Plan Application
Block: 50.02 - Lot: 1.02, South Unit
5009 Landis Avenue
C-2 Neighborhood Business Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIP0099

1. Background

The applicant has submitted an application for minor site plan approval. The application qualifies for minor site plan review in my opinion and a copy of Code Section 30-2.14, Minor Site Plan Requirements is attached to this report for the Board's use. The Board must determine if the proposed development will qualify as a minor site plan under the provisions of Code Section 30-2.14. I would again advise the Board that in my opinion the application qualifies for classification as a minor site plan.

The project site is somewhat unusual in that the overall building occupies both Lot 1.02 and 1.01. The entire building has several units in it and two (2) units are located on Lot 1.02. Of these two units the applicant is proposing to utilize the southern unit on Lot 1.02 and the northern unit on this lot is an existing law office. The overall building including the portion on Lot 1.01 is located at the corner of 51st Street and Landis Avenue and the southern unit is currently unoccupied. The property is located in the C-2 Neighborhood Business District.

The proposed project is a fit-out of the southern unit to provide a facility which will sell food products. The applicant will explain the nature of the business as part of her testimony.

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

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
1 of 1	Proposed Site Plan	Gregory K. Schneider, PE, PLS	1/30/2026	3/6/2026

* Various site photographs attached to this report.

II. Determination for Completeness

This application was reviewed for completeness at the March 31, 2026 Special Completeness Review Meeting of the Planning Board Review Committee. The application was deemed complete for review by the full Board and has been scheduled for the April 13, 2026 meeting. The plan requires minor revision as discussed at the Completeness Review Meeting.

III. Site Plan Review

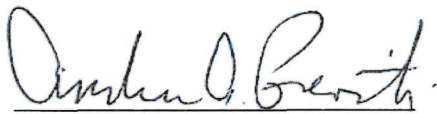
I have the following comments relative to the application as follows, many of which were addressed at the Completeness Review session and the applicant should place on the record her response to the various items discussed as follows:

1. The applicant explained the proposed facility at the Completeness Review Session and it is generally described in the notes on the submitted plans. The applicant should describe the proposed business to the full Board. The applicant indicated at the Completeness Review Meeting that there would be no outdoor seating area, no eat-in facilities, no cooking on site, and that the restroom facilities were not open to the public. These items should be addressed at the hearing.
2. The plans indicate that the business will operate from 7am to 5pm, seven days a week from Memorial Day to Labor Day. The applicant should confirm this and also indicated at the Completeness Review that the business may open during weekends in the fall of the year weather permitting.
3. The applicant should explain how the delivery of products will be made to the southern unit.
4. General Operations Note No. 5 indicates that there will be between 4 to 8 employees per shift. The applicant should address this and indicate if there will be more than 1 shift for this facility.
5. The application plans have provided a floor plan which the Construction Official will utilize for review for the proposed fit-out. The floor plan appears acceptable to me.
6. The applicant should explain how solid waste and recycling will be stored and how it will be picked up.
7. The unit must conform with the requirements of Chapter 14 Flood Damage Prevention of the City Code and this is a standard condition of approval and will be reviewed by the Construction Official.

IV. Recommendations

1. I would advise the Board that the application is complete in my opinion and can be classified as a minor site plan. The plan will require minor revisions to address some landscape items discussed at the Completeness Review Session and these should be added to the plan.

2. The applicant should provide testimony concerning the proposed project.
3. The applicant and her professional should provide testimony as to why the minor site plan should be approved.
4. The minor site plan as prepared will require minor revisions to address landscape items discussed and any additional comments from the Planning Board.



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

AAP/dpm

cc: Planning Board Members (via Board Secretary)
Genell Ferrilli, Board Secretary (via email)
Jon D. Batastini, Esq. Planning Board Solicitor (via email)
Cornelius Byrne, Construction Official (via email)
Mariah Rodia, Construction Clerk (via email)
Six Strong, LLC, 21 Wellesley Lane, Downingtown, PA 19335
Donald A. Wilkinson, Esquire (via email)
Paul D. Kates, PE (via email)
Lauren Domenic, Project Manager (via email)

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§ 30-2.14. Minor Site Plan Requirements. [Ord. No. 932 § 3; Ord. No. 1178 § I]

Minor site plan review may be applied for if the application review subcommittee of the Planning Board determines that the proposed development will not adversely affect or substantially alter existing circulation, drainage, building arrangements, landscaping, buffering, lighting, driveways, sidewalks, curbs, loading areas, parking and pedestrian access, and similar conditions; and where the Board also determines that the size of any proposed expansion does not exceed 25% of the square footage of the existing structures on site. In order to qualify for minor site plan review, all of these criteria must be deemed to have been met in the sole and exclusive judgment of the application review subcommittee. Where the subcommittee has determined that minor site plan review is appropriate, the applicant shall submit, in lieu of the details required for major site plan review, the following:

- a. 1. Three current copies of a survey of the site, dated within five years of the submission of the application, and 11 copies of a drawing showing the location of all existing buildings and entrances including height and dimension of buildings. The drawings prepared by an applicant or a representative shall include a notarized affidavit by the applicant certifying that the drawing reflects existing conditions. The current use of the site, present zoning, and present bulk requirements must all be indicated on the drawing.
2. At least four photographs, showing the front, rear and sides of the site.
- b. The drawing must show all existing driveways, sidewalks, curbs, loading areas, parking, and pedestrian access, including dimensions; and the number of parking spaces required for the current use must be so noted.
- c. The drawings must show all existing fences, signs, lights, landscape buffering, and trash disposal facilities, including dimensions.
- d. Proposed changes and additions must be shown on the drawing and the proposed use must be noted on the drawing.
- e. Other than the substitution of these submission requirements for the submission requirements otherwise required for major site plan review, all other procedural requirements of the major site plan review process shall apply to the minor site plan review process.







