

Memorandum

To: Sea Isle City Zoning Board of Adjustment

From: A. Christopher Eaton, P.E., C.M.E.

Date: May 18, 2026

Subject: Joseph Kulp – Variance Application
29 30th Street
Block: 29.02, Lot: 1.01
R-2 Two-Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0280

I. Background

The applicant has submitted an application for Hardship and Flexible “C” variance relief. The property is located in Block 29.02, Lot 1.01 and is located in the City’s R2-Two Family Residential Zoning District. The existing property is vacant and was the subject of a previous application before the Board in 2022 (Resolution No. 2022-11-04). The previous application sought approvals for demolition of the existing structure and construction of a single-family dwelling and associated variance relief. Approval for that application was granted on December 5, 2022.

The parcel has fifty-four (54) foot of frontage on 30th Street and fifty-five (55) foot of frontage along Landis Avenue (County Route 619) and a lot area of two thousand nine hundred seventy feet (2,970) feet, as such, is considered a Non-Buildable Substandard Lot as defined by Code Section 26-20.3. Based on previous applications it would appear that the project requires “C” variance relief since the prior structure was to be a single-family dwelling and the number of units will not be increased by means of this proposed development. However, the Board Solicitor will advise you relative to this.

The applicant is proposing to add a three (3) story single-family dwelling fronting on 30th Street and providing access on both the 30th Street Right-of-Way as well as Landis Avenue (Cape May County Route 619).

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>
V1	Site Plan & Zoning Information	Asher Slaunwhite + Partners, LLC	1/20/2026	---
V2	Floor Plans	Asher Slaunwhite + Partners, LLC	1/20/2026	---

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
V3	Elevations	Asher Slaunwhite + Partners, LLC	1/20/2026	---
1 of 2	Proposed Grading & Drainage Plan	Arthur Chew Consulting, LLC	3/30/2026	---
2 of 2	Details & Notes	Arthur Chew Consulting, LLC	3/30/2026	---

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. Building on Lot Less Than 3,500 sq.ft.	3,500 sq. ft.	Not Permitted	3-Story Single Family Dwelling	26-20.3
2. Min. Lot Area	5,000 sq. ft. ENC	2,970 sq. ft.	2,130 sq. ft.	26-46.7a
3. Min. Lot Depth	100 ft. ENC	55 ft.	45 ft.	26-46.7b
4. Min. Front Yard Setback (30 th St.)	15 ft.	10'-7"	4'-5"	26-46.4
5. Min. Front Yard Setback (Landis Ave)	15 ft.	12'-10"	2'-2"	26-46.4
6. Min Rear Yard	20 ft.	10' -10"	9'-2"	26-46.6

ENC=Existing Non-Conforming Conditions

II. Determination for Completeness

I would advise the Board that this application is complete for review relative to the variance relief which will be necessary in order to construct the building addition. However, there will be a need for some revisions to the submitted plans as will be discussed in Section III below.

III. Comments

1. Existing Non-Conformity variances requested are in line with those granted for the property as part of the 2022 application.
2. Zoning Conformance Schedule shown on sheet V1 should be corrected to show that the permitted building height for a flat roofed structure is 24', shown value of 25' is incorrect.

3. Zoning Conformance Schedule shown on sheet V1 should be corrected to show that the proposed Rear Yard is 10'-10" and does not improve the original setback. It is noted that this requested variance is called out on the site plan.
4. Zoning schedule shows "ORIGINAL" conditions and also indicates "Improves Original Setback" in numerous locations. Lot 1.01 is currently vacant and documentation relating to these conditions and the values shown should be provided.
5. Zoning conformance schedule Item 11 (Off-Street Parking) should be revised to properly depict provisions of Sec 26-46.10 & 26-46.11 and the applicant shall provide testimony relating to calculations provided.
6. Applicant shall provide testimony relating to calculation of Floor Area Ratio.
7. Zoning map as shown on Sheet V-1 is outdated and should be revised to show the current City Zoning Map
8. A copy of the referenced survey should be provided.
9. Sanitary easement is indicated on plans on adjoining Lot 1.02. Additional information should be provided. A utility/access easement is indicated on tax maps adjoining Lot 1.02 however one is not shown adjoining subject Lot 1.01. This should be further investigated and clarified
10. Building dimensions shall be clearly indicated on all plans.
11. Utilities (gas, water and electric) connections are not shown on plans, neither existing nor proposed. Plans should be updated to show these in order to properly evaluate any possible conflicts with proposed stormwater management.
12. Cape May County approval must be obtained relating to the parking and access for **said** parking from Landis Avenue (County Route 619).
13. ADA ramp at intersection of 30th & Landis is not compliant with code and should be replaced
14. The plans indicate a 3-story dwelling above a ground floor/garage area. Storage is not permitted below the Local Design Flood Elevation (LDFE), therefore a note should be added to all plans indicating "STORAGE BELOW THE LOCAL DESIGN FLOOD ELEVATION (Elevation 14.0) IS NOT PERMITTED"
15. Construction details have not been provided (sidewalk, curb, utility connections, plantings etc.). We will provide City standard details for sidewalk, curb, driveway & utility connections.
16. Landscaping is indicated on plans however a schedule of plantings and details have not been provided
17. No test holes have been performed; depth to SHWT must be provided

18. Details shown on plans prepared by Arthur J. Chew, PE, PP, CME, have elevation inconsistencies that do not agree with values shown on plan
19. No calculations for peak volume have been provided, a value of 461.8 CF is shown with no breakdown
20. Existing stormwater management system details/information should be provided. Plans indicate a catch basin at intersection of 30th Street and Landis Ave with no corresponding information
21. Any action taken by the Board should be conditioned on the improvements being constructed in accordance with the requirements of Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations as required by the City.
22. If this application is approved and following memorialization of the Board’s action in a resolution the design professionals 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 conditions imposed by the Board, then 7 signed and sealed sets should be sent to my office for signature along with cost estimates for both 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. It will be necessary for the owner and/or his contractor to contact the Municipal Engineer to set up a time for a pre-construction meeting for this project. This should be a condition of approval.

IV. Recommendations

1. The applicant and his professionals should provide testimony as to why the Board should grant the variance relief applied for.
2. The plans should be revised to reflect the comments contained in this report as well as any additional comments that the Board may have.
3. The Board has the discretion to grant variance as requested or as required by testimony and could decide to grant some of the variances while denying others. The Board Solicitor will advise you relative to this and to the type of variance required for deviation from the requirements of Code Section 26-20.3.
4. **A condition of approval should be the requirement to have a pre-construction meeting prior to the start of construction.**



A. Christopher Eaton, P.E., C.M.E.
Project Manager

cc: Genell Ferrilli, Board Secretary (via email)
Chris Gillen-Schwartz, Planning Board Solicitor (via email)
Cornelius Byrne, Construction Official (via email)
Mariah Rodia, Construction Clerk (via email)
Michael J. Lario, Jr. (via email)
Lance Landgraf, PP, AICP (via email)
Arthur J. Chew, PE, PP, CME (via email)
Deborah Slaunwhite (via email)
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