

Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: March 31, 2026
April 27, 2026 - Update

Subject: TL Sea Associates – Mixed Use Development
Block: 38.03 Lot: 23.02 & 24.02
3802 Landis Avenue
C-1 General Business District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0283

I. Background

The applicants have submitted an application for preliminary and final site plan approval with request for a D5 Variance for an increase in permitted density as well as Flexible “C” Variance Relief.

The property is located at 3802 Landis Avenue on the corner of 38th Street and Landis Avenue. The parcel has sixty (60) foot of frontage on Landis Avenue and one hundred (100) foot of frontage on 38th Street and has a lot area of six thousand (6,000) square feet. The lot is a conforming lot in the C-1 General Business District.

The applicant is proposing to demolish the existing structure on this property which is a building which houses four (4) residential units. The applicant proposed to redevelop the property with a new mixed use building with one (1) commercial space on the first floor and five residential units on the second and third floors above. Parking is proposed for the residential units.

The application is proposing five (5) residential units where four (4) are permitted based on the City’s Zoning Requirements. Therefore, the application requires a D5 Variance for an increase in permitted density. The five (5) residential units would range in size from the smallest unit, Unit C being one thousand one hundred forty (1,140) square feet to the largest unit, Unit E being one thousand four hundred thirty-three (1,433) square feet. None of the proposed five units would exceed fifteen hundred (1,500) square feet.

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

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
1 of 7	Cover Sheet	Vincent C. Orlando, PE	2/26/2026	4/14/2026
2 of 7	Existing Conditions & Demolition Plan	Vincent C. Orlando, PE	2/26/2026	4/14/2026

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
3 of 7	Site Plan	Vincent C. Orlando, PE	2/26/2026	4/14/2026
4 of 7	Grading & Drainage Plan	Vincent C. Orlando, PE	2/26/2026	4/14/2026
5 of 7	Utility, Landscape & Soil Erosion	Vincent C. Orlando, PE	2/26/2026	4/14/2026
6 of 7	Engineering Details	Vincent C. Orlando, PE	2/26/2026	4/14/2026
7 of 7	Soil Erosion & Sediment Control Notes	Vincent C. Orlando, PE	2/26/2026	4/14/2026
G0.00	Cover Sheet	William C. McLees, AIA	2/27/2026	---
A1.10	Ground Floor Plan	William C. McLees, AIA	2/27/2026	4/9/2026
A1.11	Second Floor Plan	William C. McLees, AIA	2/27/2026	---
A1.12	Third Floor Plan	William C. McLees, AIA	2/27/2026	4/9/2026
A1.13	Roof Plan	William C. McLees, AIA	2/27/2026	4/9/2026
A1.20	Ground Floor Reflected Ceiling Plan	William C. McLees, AIA	2/27/2026	---
A2.01	Elevations	William C. McLees, AIA	2/27/2026	4/9/2026
A2.02	Elevations	William C. McLees, AIA	2/27/2026	4/9/2026

* Letter to Genell Ferrilli, Board Secretary from Lindsay M. Newcomb, dated March 20, 2026.

Proj. No. 17,805 Survey with Elevations George Swensen, PLS 9/23/2025 ---

* **Letter of transmittal to Zoning Board from Vincent C. Orlando, PE, dated April 18, 2026.**

The application requires Variance Relief from the requirements of the C-1 General Business District including a "D5" Variance for an increase in permitted density. These variances 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. Residential Density	1 Residential Unit for each 1,250 s.f. of Lot area 4 units Permitted	5 Units	1 Unit	26-52.7.b

VARIANCE CHART- Continued

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
2. Min. 1 st Floor Non Residential Coverage Corner Lot	40%	29.53%	10.47%	26-52.14.c.2
3. Rear Yard Setback	10 ft. When abutting to a Residential District	6 ft. 1 Inch to platform	3 ft. 11 Inches	26-52.6
4. Exterior Security Grates	Prohibited	Proposed 2 Exterior Grates	Exterior Security Grates	26-42.3.d.7
5. 4ft. Green Space in Rear Yard	Required	Not Being Provided Completely	4 ft. Green Space In Rear Yard	26-38.2.c.6
6. Driveway & Aisle Width	24 ft.	16 ft. at Curb 22 ft. On-Site	2 ft.	26-23.4.a.1

NOTE: Additional variances may be necessary as noted in this report. This will be determined after the applicants' professionals provide testimony concerning the proposed project.

II. Determination for Completeness

The application as submitted is technically complete. There will be a need to revise the application to address comments contained in this report.

III. Site Plan Review

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

2. Indicate proposed use or uses of the land and buildings:

A D5 Variance will be necessary for this project, for an increase in permitted density. 4 units are permitted while the applicant is proposing 5 residential units as part of the mixed use development.

Status: Comment Continues

3. **Site plans should be presented at a scale no smaller than 1"=50', nor larger than 1"=20'; size of sheets should not exceed 36 inches by 24 inches**

The application will technically require a waiver. The site plan has been prepared at a scale of 1"=10' which is larger than the permitted 1"=20'. The smaller scale required would make it difficult to review the application and the scale presented is acceptable. Therefore, I would recommend that a waiver could be granted for Site Plan Scale.

Status: Comment Continues

4. **Scale and graphic scale**

See Comment 3.

Status: Comment Continues

7. **Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property.**

- a. The owners list is not included on the Site Plan. The submission does include a list of owners based on a report from the City's Tax Assessor and this is acceptable.

Status: Comment Continues

8. **Show existing and proposed buildings with dimensions, showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated.**

- I. Building dimensions should be shown on the EDA plans. Dimensions are noted on the Architectural Plans.

Status: Satisfied

15. **Utilities.**

A. **Sanitary Sewer System**

1. A 6" PVC lateral was extended into this site from Landis Avenue under City Project No. 7872 in 2000. This lateral should be used to service this project. Therefore, Sheet 5 should be revised to indicate that the lateral on Landis Avenue extending to the "Proposed Cleanout" should be noted as an existing 6" PVC lateral. There should be no need for the sanitary lateral extension from either Landis Avenue or 38th Street. Therefore, the Note on Sheet 5 should be revised to indicate that the "Building Sewer" will be removed and a new cleanout installed and that a 6" PVC building sewer will be extended from the proposed cleanout.

Status: Satisfied

2. The Sanitary Sewer Detail on Sheet 6 should be revised to reflect an existing 6" PVC pipe from the main to the cleanout which is to remain and a proposed 6" PVC building sewer from the cleanout to the building.

Status: Detail Removed. Satisfied on Plans.

3. I will provide the design engineer with the City's Standard Cleanout Detail.

Status: Detail Added.

B. Water Distribution System

1. Sheet 5 should indicate that the existing water main on 38th Street is an 8" PVC Main.

Status: Added to Sheet 2. Should also be noted on Sheet 5.

2. The plan proposes seven (7) individual water services extending off of the main including a "1 Inch Fire Suppression Service". The design engineer should meet with the Director of the Department of Public Works and myself to review the proposed water distribution system. Seven (7) individual services requiring opening the newly reconstructed street should be avoided.

Status: Comment Continues

3. The proposed "1 inch Fire Suppression Service" appears to be undersized. This should be reevaluated.

Status: Comment Continues

4. The Water Service Detail on Sheet 6 indicates a 2 inch water service while the plans calls for 1 inch services. This will be reconciled after meeting with the Department of Public Works Director.

Status: Detail Revised. Meeting with DPW required.

C. Stormwater Management System

The application is subject to the requirements of Code Section 26-38 – Stormwater Management Systems as amended. I have reviewed the submitted stormwater system report and calculations and the proposed plan and have the following comments:

1. Calculations
 - a. The calculations are acceptable. The summary should be revised to be consistent with the calculations.

Status: Comment Continues

2. Stormwater Plans

- a. The soil boring locations should be shown on the plans.

Status Satisfied.

- b. The Grading Plan, Sheet 4, should indicate the existing concrete gutter along 38th Street. The gutter should be added to the plans and may be impacted by the proposed depressed curb construction and the new vertical curb construction as shown on the plans. I will provide the design engineer with the City's Standard Concrete Gutter Detail.

Status Satisfied

- c. The existing curb ramp at Landis Avenue is non-compliant. The plans call for all sidewalks to be replaced along the 38th Street frontage. The grading of this proposed sidewalk may have to be revised if Cape May County requires the applicant to reconstruct the existing ramp at 38th Street & Landis Avenue to meet standards.

Status: Comment Continues.

- d. The Downspout Overflow Detail should reflect an 18 inch Nyloplast Drain Basin to be consistent with the plans.

Status: Satisfied.

- e. A 4 foot green space is required in the rear yard and is not being provided. This is noted in the Variance Chart and variance relief will be required if this green space is not being provided.

Status: Comment Continues

- f. Architectural Drawing A1.13 is a roof plan of the building. This plan should indicate a General Drainage Plan which indicates how at least 30% of the roof runoff is channeled to the recharge system. The Roof Plan provides no information as to how this will be done. The plans should be revised to at least show a general roof drainage plan connecting to the recharge system. Detailed plans for the Roof Drainage System could be part of the Construction Plans when those are prepared and should be submitted to the Municipal Engineer for approval.

Status: General Roof Plan Added. Detailed Plan required with construction plans.

18. **Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.**

- a. A variance will be necessary for the driveway width and the drive aisle width as noted in the Variance Chart. A 24 foot wide width is required and the plans propose a 16 foot wide opening at the driveway on 38th Street increasing to a 22 foot wide drive aisle on site. Neither of these would conform to the Code Requirements.

Status: Comment Continues

- b. The relocation of the driveway, including removal of the existing depressed curb and the construction of the new depressed curb will impact the existing concrete gutter mentioned in Comment 15.C. Stormwater Management System. I will provide the design engineer with a copy of the City's Standard Concrete Gutter Detail and this should be added to the plan. The Vertical Curb Detail should be revised accordingly.

The following note should also be added to the plan: **Concrete gutter disturbed or damaged by construction should be removed and replaced as directed by the Municipal Engineer.**

Status: Gutter Detail and note have been added to the plan.

- c. The Depressed Curb Detail and the 2 Driveway Apron Details do not meet City Standards. The design engineer should have these standards based on his involvement with other projects and these should be added to the plans.

Status: Satisfied.

19. **Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers and wearing surface finishes and construction.**

- a. Hidden driveway signs should be provided at the proposed driveway. If these signs are to be attached to the building they must conform to the City's Encroachment Requirements. A detail for these signs should be added.

Status: The sign should be double sided and sign dimensions should be added.

- b. The variances necessary for the drive aisle width are noted above and as included in the Variance Chart.

Status: Comment Continues.

- c. The engineer should provide testimony on ADA compliance relative to the proposed parking plan. .

Status: Comment Continues

- d. Resident parking assignment signs should be provided with appropriate details.

Status: Satisfied.

- e. E.V. Parking must be provided.

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 or 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. The architect should explain the proposed trash storage area and how solid waste and recycling will be picked up.

Status: Comment Continues

- b. The proposed trash room would have an area of 119 square feet and would measure 7'x17'. This area appears small for the proposed facility and uses. The applicant and his professionals should meet with the Director of the Department of Public Works to review the proposed trash room.

Status: Comment Continues.

- c. **Any approval that the Board may grant should be conditioned on the applicant satisfying the requirements of the Department of Public Works relative to solid waste and recycling storage and pickup. This should be a condition of approval.**

Status: Comment Continues.

22. **Show provisions for screening or storage of equipment, attached or separate from buildings.**

- a. It appears that HVAC units are to be on the roof, however, they are not labeled. The architect should provide testimony relative to how HVAC units will be screened. Details for the screening should be provided on the architectural plans and also should be indicated on the engineering plans.

Status: Comment Addressed. Testimony should be provided.

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. The architect should explain the proposed lighting plan and should indicate if any lighting is proposed beyond the property lines.

Status: Comment Continues.

- b. If time controls are proposed for the lighting, this should be indicated on the plans.

Status: Comment Continues.

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. Hidden driveway signs and details and residential parking assignment signs and details should be added to the plans.

Status: See Comment 19.a.

- b. Proposed sign sizes are noted on Architectural Drawing A2.01. The following note appears on these plans:

Note: Signage detailed for size and intent. Final signage to be submitted to the Board for review and approval prior to installation.

This should be a condition of approval. The Board should decide if it wishes myself and the Construction Official to review the signage plans or if the Board wishes to have the applicant return to the Board as indicated in the note.

Status: Comment Continues.

25. **Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.**

- a. Note 11 on the engineering plans Sheet 1 indicates the following: **“All concrete curb, sidewalk, pavement, disturbed inkind within road rights-of-way are to be repaired inkind”.**

This is acceptable and this should be a condition of approval.

Status: Comment Continues.

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. This project requires 3 street trees, 30 shrubs and 3 on-site trees. The plans proposed 2 street trees, 9 shrubs and 4 Sky Pencil Japanese Holly which are being proposed as on-site trees.

I have the following comments concerning the landscaping.

- (1) Street Trees – Add one tree or seek variance relief.

Status: One Tree Added. Satisfied

- (2) Shrubs – the proposed 9 Hummingbird Summer Sweet are the only proposed shrubs on the City's approved plant material list. The proposed 83 Black Mondo Grass are not shrubs. Therefore, the Board should determine if the 83 proposed grasses satisfy the requirements of 30 shrubs.

Status: Comment Continues.

- (3) The plan is proposing 4 Sky Pencil Japanese Holly which are being proposed as on-site trees. This species of plant has been accepted by the Planning Board as an on-site tree and the applicant is proposing 4 where only 3 are required. This type of tree as container no. 5 will be approximately 3 feet at planting and should grow to a height of 5 feet in approximately 10 years. The engineer should provide testimony concerning the proposed height of the Sky Pencil Japanese Holly. I would recommend to the Board that the use of the Sky Pencil Japanese Holly would be acceptable.

Status: Comment Continues

- b. The proposed "Goldspire" Sugar Maple and the Hummingbird Summer Sweet are approved plant materials on the City's plant list. However, the remaining vegetation is not included on the approved plant list therefore the Board will have to decide if the Sky Pencil Japanese Holly and the Black Mondo Grasses are acceptable and the engineer should provide testimony concerning whether these plant materials will tolerate the coastal environment.

Status: Comment Continues.

- c. An irrigation system is being proposed and this is acceptable. The note below the planting schedule on Sheet 5 indicates that the irrigation system will be designed by a landscape contractor and submitted to the Construction Office and the Municipal Engineer for review and approval. **This is acceptable and should be a condition of approval.**

Status: Comment Continues.

27. **Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for road should be considered.**

- a. See Comment 18.b and Comment 25.

Status: Comment Continues.

- b. 38th Street was constructed with full depth construction with an underdrain system along the majority of the streets length. The proposed removal of the existing depressed curb at the driveway and the construction of new vertical curb will impact the new roadway. This will also be the case for the construction of a portion of the new driveway.

I will provide the design engineer with our plans for the construction of 38th Street and he should provide detailed instructions on the plans indicating how the disturbed roadway will be repaired.

Status: Comment Continues.

- c. 38th Street is under the City's 5 year moratorium. Its opening is subject to the City Administration's Approval and the Zoning Board does not have the authority to grant relief from this requirement. Therefore, any resolution approving this project should indicate the need for the City's approval of opening the roadway as necessary.

Status: Comment Continues.

30. **Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect.**

1. The architectural plans having a date of February 27, 2026 consisting of 8 sheets have been reviewed for conformance to the adopted Architectural Design Standards of Chapter 26-42 and I have the following comments:
- a. The purpose of the Architectural Design Standards is to "reflect the City's desire for a coastal seashore village" and "create buildings that are attractive, improves the City's Commercial Zone's image and enliven the streetscape.

Status: Comment Continues.

- b. The plans substantially conform to the architectural design standards found in Code Section 26-4 The architect on Sheet A1.11 includes a Architectural Design Standard Chart and also indicates where variance relief is necessary. This variance relief is noted on the Variance Chart.

The architect should provide testimony concerning the need for any variance relief since this is the standard of the Zoning Code.

Status: Comment Continues.

2. Comments on Plans

- a. The architect should explain how residential unit area is calculated.
- b. The architectural plans and the engineering plans should be consistent and those plans should be revised as necessary.

Status: Comments a & b continue.

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. A fire suppression system is proposed . The architect should provide testimony concerning the type of system and where controls for this system will be located. The comments of the Director of the Department of Public Works should be incorporated into any fire suppression system plans.

Status: Comment Continues.

- b. Any comments from the City's Fire Department should be incorporated into the project design.

Status: Comment Continues.

38. **Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement.**

- a. The design professional 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.**

Status: Comment Continues.

IV. Additional Comments

1. Comments from the City's Police, Fire and Public Works Departments should be considered by the Board.
2. A note should be added to the plans that any required electrical transformer will be located on-site and not in the public right-of-way.
3. **The design engineer should meet with myself and the Director of the Department of Public Works to finalize the water distribution system plans as indicated previously.**
4. If this project is approved a plan of construction should be prepared as part of the Construction Plans. This plan should address construction phases, site security during construction, pedestrian safety, staging areas, material delivery and any other construction related activity. **This should be a condition of approval and should be prepared as part of the Construction**

Permit application to the Construction Official. The plan of construction should be reviewed and approved by the Municipal Engineer.

5. If this project is approved a condition of approval should require the applicants to attend a pre-construction meeting along with the City's Police Department and Municipal Engineer before any site activity including foundation for the new structure is undertaken. The applicants building should be present at any pre-construction meeting.
6. The project, if approved, will be required to comply with Code Section 26-43.4, Non-Residential Affordable Housing Development Fees. This should be discussed with the applicants at the hearing and a condition of approval should require the applicants to conform to the requirements of the Code Section.
7. The engineering and architectural plans should be revised as necessary to be consistent with each other.

Status: All Additional Comments Continue.

V. Recommendations

1. I would advise the Board that the application could be deemed complete for Site Plan Review in my opinion. There are several issues which will require discussion with the applicants and there will be a need to amend the site plan as noted in this report.
2. The outstanding items mentioned in this report should be addressed by the applicants and their professionals.
3. The applicants and their professionals should provide testimony as to why the Board should grant the variance relief which is required for this application particularly the D5 – Increase in Permitted Density variance.
4. The Board has the discretion to grant the variances requested or could decide to grant some of the variance while denying other. 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, these actions should be conditioned on the applicants submitting the revised plans to satisfy the comments noted in this report and action on any other variances requested.
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 and Board Engineer. These approvals should also include approvals from the Department of Public Works relative to the connection to the City's utilities as well as the acceptability of any proposed solid waste and recycling plan.

Status: All Recommendations Continue.



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

AAP/dpm

cc: Zoning Board Members (via Board Secretary)
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