

## Memorandum

To: Sea Isle City Zoning Board

From: Chris Eaton, P.E., CME

Date: August 31, 2026

Subject: Edward Murphy and Terri Murphy – Variance Application  
20 53<sup>rd</sup> Street  
Block: 53.02 Lot: 11.03  
R-2 Two-Family Residential Zoning District  
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0289

### I. Background

The applicants have submitted an application for variance relief necessary to demolish the existing two story frame dwelling and construct a new three story single family dwelling on a undersized, non-conforming lot which is not permitted in the R-2 Zoning District. The property in question is known as Block 53.02, Lot 11.03 and is located at the corner of 53rd Street and Pleasure Avenue. The property is located within the R-2 Two-Family Residential Zoning District.

The parcel has 25 feet of frontage on 53rd Street and 81 feet along Pleasure Avenue. Lot area is shown as 2,025 square feet. Therefore, the parcel would be an undersized, non-conforming lot in the R-2 district, as per Code Section 26-20.3.

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> |
|--------------|------------------------------|---------------------------|-------------|-----------------|
| V101         | Survey of Premises           | Thomas Predergast, PLS    | 1/202/2026  | 4/27/2026       |
| CZ101        | Variance Plan                | John E. Halbruner, PE, RA | 5/22/2026   | 6/5/2026        |
| CZ102        | Landscape Plans<br>& Details | John E. Halbruner, PE, RA | 5/22/2026   | 6/5/2026        |
| P1           | Variance Schematic<br>Design | James McAfee, RA          | 6/23/2026   | 6/5/2026        |
| P2           | Variance Schematic<br>Design | James McAfee, RA          | 6/23/2026   | 6/5/2026        |

The application will require Variance Relief as noted in the Variance Chart below:

#### VARIANCE CHART

| <u>Parameter</u>                        | <u>Required<br/>or Permitted</u> | <u>Proposed</u>      | <u>Variance</u> | <u>Code<br/>Section</u> |
|-----------------------------------------|----------------------------------|----------------------|-----------------|-------------------------|
| 1. Lot Area                             | 5,000 sq. ft.                    | 2,025 Sq. Ft.<br>ENC | 2,975 sq. ft.   | 26-46.7.a               |
| 2. Lot Width<br>Width                   | 50 ft.                           | 25 ft.<br>ENC        | 25 ft.          | 26-46.7.b               |
| 3. Lot Depth                            | 100 ft.                          | 81 ft.<br>ENC        | 19 ft.          | 26-46.7b                |
| 4. Front Yard<br>(53 <sup>rd</sup> St.) | 15 ft.                           | 7.5 ft.              | 7.5 ft.         | 26-46.4                 |
| 5. Front Yard<br>(Pleasure Ave)         | 15 ft.                           | 2.21 ft.             | 12.79 ft.       | 26-46.4                 |

**ENC=Existing Non-Conformity.**

#### **II. Determination for Completeness**

The application is technically complete and could be reviewed.

#### **III. Comments**

1. Schematic plans prepared by McAfee Architects have a revision date shown prior to the plan date, this should be resolved.
2. The signature block on the Variance Plan should be revised to indicate, 'CITY OF SEA ISLE ZONING BOARD', as well as Zoning Board Chairman, Zoning Board Secretary and Zoning Board Engineer.
3. Project site is located in AE 9.0 Flood Hazard Zone. The following note should be added to both the engineering and architectural plans "STORAGE BELOW LOCAL DESIGN ELEVATION (ELEVATION 14.0) IS NOT PERMITTED" and testimony should be provided.
4. 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 required by the City.
5. Survey drawing provided indicates a different revision date than that shown within NOTE No. 3 on variance plan sheet CZ101, this should be resolved and revised as necessary
6. Landscaping

- a. Street trees have not been provided as per Code Section 26-25.4.b. The parcel has 106 linear feet of frontage; therefore 3 Street trees are required.

#### 7. Utilities

- a. Applicant should provide testimony as to location of sanitary sewer lateral serving Block 53.02, Lot 11.02. The provided survey document indicates a wandering path along the property line that, in places, appears to be more than 2.5 feet from the property line. The proposed 2.5 foot wide easement may not be adequate to accommodate the lateral should the existing service be utilized. Additionally, this location is in close proximity to the proposed stormwater management system for the lot. Test pits to accurately locate the existing lateral should be performed, alternately, reconstruction of the existing lateral servicing Lot 11.02 should be explored.
- b. Detail of the proposed lateral connection should be provided on the plan.

#### 8. Stormwater management

- a. As per Code Section 26-38.2b.5.1, All lots are to be considered VACANT for predevelopment parameters, calculations must be revised.
  - b. The required (26-38.2b.6) four foot wide planted green space along rear and side property lines has not been provided. Variance relief will be necessary if not provided.
9. If this application is approved and following Memorialization of the Board's action in a Resolution the professionals should revise the plan set and provide me with an electronic copy for review. If the plans have been revised to satisfy the comments contained in the Memorandum as well as any conditions imposed by the Board then six (6) signed and sealed sets should be sent to my office for signature.

#### IV. **Recommendations**

1. The applicant and their professionals should provide testimony as to why the Board should grant the requested variances
2. The plans should be revised to reflect the comments contained in this report as well as any additional comments the Board may have.
3. The Board has the discretion to grant or deny the variances as requested and could decide to grant some of the variances while denying others. The Board solicitor will advise you relative to this issue.



A. Christopher Eaton, P.E., C.M.E.  
Engineer

ACE/dpm

cc: Genell Ferrilli, Board Secretary (via email)  
Chris Gillin-Schwartz, Planning Board Solicitor (via email)  
Cornelius Byrne, Construction Official (via email)  
Mariah Rodia, Construction Clerk (via email)  
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