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Memorandum

To: Sea Isle City Zoning Board

From: Chris Eaton, P.E., CME

Date: October 21, 2026

Subject: Bill Metzler – Variance Application
141 81st Street – West Unit
Block: 80.03 Lot: 255
R-2 Two-Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0292

I. Background

The applicants have submitted an application for Hardship and Flexible "c" Variance Relief. The property in question is known as Block 80.03, Lot 255 and is located at 141 81st Street. The property is in the R-2 Two Family Residential Zoning District

The property in question is a corner lot and has one hundred feet of frontage on 81st Street and fifty-five feet of frontage on Central Avenue. Therefore, the property has two front yards. The lot area is five thousand five hundred square feet and is a conforming lot in the R-2 Zoning District. The property supports an existing duplex structure.

The applicant is proposing to construct an addition on the westerly unit of approximately eight and one half (8.5) feet by thirty (30) feet as shown on the plans. The addition would be placed within the designated side yard and adjacent the front yard setback off Central Avenue.

In addition to the requested variances for the proposed expansion, there are a number of existing non-conformities associated with the parcel that will be addressed within this report.

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

Drwg.	Title	Prepared By	Date	Revision
CZ101	Variance Plan	John E. Halbruner, PE, RA	8/12/26	8/18/26
P1	Variance Plan	John E. Halbruner, PE, RA	8/10/2026	---
P2	Variance Plan	John E. Halbruner, PE, RA	8/10/2026	---
	Survey of Premises	Paul M. Koelling, PLS	5/21/2025	
	Plan of Survey	John C. Gibson, PE, PLS	12/18/1985	12/30/1985

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

VARIANCE CHART

	Parameter	Required or Permitted	Proposed	Variance	Code Section
1.	Front Yard (81st St.)(Deck)	15.0 ft.	12.9 ft.	2.1 ft.	26-46.4*
2.	Front Yard (Central Ave.)(Deck)	15.0 ft.	9.9 ft.	9.9 ft.	26-46.4*
3.	Rear Yard	20 ft.	9.7 ft.	10.3 ft.	26-46.6*
4.	Rear Yard (Deck)	20.0 ft.	0.0 ft.	5.0 ft.	26-46.6*
5.	Setback Accessory Structure from Main Building (Shed)	10 ft.	9.0 ft.	1.0 ft.	26-27.7a*
6.	Setback Accessory Structure Rear (Shed)	5.0 ft.	3.7 ft.	1.3 ft.	26-27.7.b*
7.	Setback Accessory Structure (Side) (Shed)	5.0 ft	3.2 ft	1.8 ft.	26-27.7b*
8.	Four Foot Green Space Rear/Side Yards	4.0 ft	0.0 ft.	4.0 ft	26-38.2.c.6

***=Existing Non-Conformity**.

II. Determination for Completeness

Per memo from Andrew Previti, PE, Dated 10/13/2026, the applicant has not provided a letter from the Flood Plain Administrator regarding Flood Zone and LDFE, therefore, the plan is technically incomplete. The plan will require revisions to satisfy the comments contained in this report. However, the application could proceed to a hearing.

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III. Comments

1. Variances are required for this project and are noted within the variance chart. The listed variances primarily relate to existing non-conformities associated with the existing structure. It is noted that the proposed construction will not exacerbate the variance conditions

2. As shown in the variance chart, Section 26-38.2.c.6 requires a four foot (4') green space along the side and rear property lines. Applicant should provide testimony regarding this omission.

3. Existing utility locations should be provided on the plan.

4. The proposed plan indicates an increase in impervious coverage of 294 square feet. Section 26-38.2a3(a)(1) of City Code requires that the stormwater management measures applicable to minor development be adhered to. The proposed plan does not address stormwater management. The Applicant should revise plans to provide for what is required and provide calculations for same.

5. The address shown within the utility contacts for Sea Isle City Water & Sewer is incorrect and should be corrected

6. Existing landscaping on site is minimal; applicant should revise plan to show compliance with section 26-25.5. Additionally, section 26-25.4 requires that for the one hundred fifty-five feet (155 ft.) of frontage, the property should have four (4) street trees.

7. The signature block shall be revised to indicate Sea Isle City ZONING Board as well as BOARD Engineer

8. A detailed floor area ratio calculation should be provided

9. Both the engineering and architectural plans indicate a proposed storage area at ground level. No storage is allowed below base flood elevation. The plans should be revised to eliminate this storage and a note should be added to plans indicating no storage is allowed below base flood elevation.

10. A review of the architectural plans with the Construction Code Official resulted in the following comment:

    a. The first-floor plan shown on Sheet P1 indicates two areas within the new construction area called out as "BUILT-IN TWIN BED". These areas as per the elevation views on Sheet P2 have a proposed ceiling height of six feet six inches (6'6"). Building code requires seven feet (7').

11. 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

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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.

IV. Recommendations

1. The applicant and his professional(s) 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 that 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)
Andrw D. Catanese,, Esq. (via email)
John E. Halbruner, PE, RA (via email)
James McAfee, RA (via email)
Bill Metzler
141 81st St. West Unit, Sea Isle City, NJ 08243

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