

Memorandum

To: Sea Isle City Planning Board

From: Andrew A. Previti, P.E.

Date: September 1, 2026

Subject: Qi Wang
TEA Shore Minor Site Plan Application
Block: 83.02 Lot: 46
8305 Landis Avenue, Unit 4
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIP0102

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 part of a 6 unit commercial complex which lies between Landis Avenue and East Landis Avenue. Unit No. 4 is an existing unit in the southern building of this complex and actually is adjacent to East Landis Avenue. The property is located in a C-1 General Business District.

The second floor of Unit 4 functions as a massage and beauty spa business. The applicant has advised at a completeness review that he proposed to utilize the first floor for the sale of beverages only. This should be documented at a public hearing and should be so noted on the submitted plans.

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

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
A.00	Cover Page	Alan Yang	7/24/2026	---
A.10	Site Plan & Landscape	Alan Yang	7/24/2026	---
A3.0	Floor Plans & Elevations	Alan Yang	7/24/2026	---

II. Determination for Completeness

This application was reviewed for completeness at the July 13, 2026 Special Completeness Review Meeting of the Planning Board Review Committee. The application was deemed conditionally complete for review by the full Board and will be scheduled a hearing. The Review Committee wanted some additional information added to the submitted plans which I will address in this report.

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 his response to the various items discussed as follows:

1. The applicant explained the proposed use of the first floor of Unit No. 4 at the Completeness Review Session and should describe this to the full Board at the Public Hearing. The applicant indicated at the Completeness Review Meeting that there would be no outdoor seating and that there will be no eat-in facilities and that what would be served at the 6 tables within Unit 4's first floor would be beverages. The applicant should address this at the hearing.
2. The plans indicate that the business will operate Monday-Sunday from 10 am to 6 pm. This is noted on the plans and is consistent with what the applicant indicated at the Completeness Review Session.
3. The applicant should explain how the delivery of products will be made to Unit No. 4.
4. The applicant should explain how solid waste and recycling storage and pickup will be handled and how they are handled presently. A note to this effect should be added to the plans.
5. The applicant indicated at the Completeness Review Session that there will be no food prepared onsite and the application indicates that there is a deed restriction which prohibits food and restaurant use. The applicant should verify this at the hearing and an appropriate note should be added to the plan indicating that there will be no food preparation and that only beverages will be served.
6. Drawing A.30 includes a floor plan as well as elevations for the first floor and the construction official will utilize these plans for his review when a construction permit application is submitted.
7. Landscaping was discussed at the hearing and the applicant indicated that the existing hardscape located between the sidewalk along East Landis Avenue and Unit 4 would be removed and that landscaping would be added. The revised plans indicate that the hardscape would be removed and that landscaping would be added. The landscaping would consist of 2 Norway Spruce and 9 Magnolia plants. These species conform to the revised list of plant materials of Code Section 26-25.6 and are acceptable. While the

- number of Norway Spruce and Magnolia are graphically shown on the plan the plan should also indicate the number in addition to the graphic illustration so that there is no confusion. The plan also indicates that the landscaped area would be irrigated and this is required and is acceptable.
8. A bathroom facility is located within the building and the applicant indicated that the bathroom would be for customers only and would not be for the use of the public.
 9. The size of the building mounted signs are noted on Drawing A.30 and are acceptable.
 10. 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 some additional information to address some of the comments contained in this report for the purpose of clarification and to establish a historical record going forward. However, the application could proceed to hearing.
2. The applicant should provide testimony concerning the proposed project.
3. The applicant and his 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 the items discussed in this report and any additional comments which the Planning Board.



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

AAP/dpm

cc: Planning Board Members (via Board Secretary)
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Cornelius Byrne, Construction Official (via email)
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