

Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: June 24, 2026

Subject: Robert J. Keogh & Lisa A. Keogh – Variance Application
8806 Landis Avenue
Block: 89.03 Lots: 44.02 & 45
R-2 Two Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0287

I. Background

The applicants have submitted an application for Hardship and Flexible “C” variance relief from the requirements of the R-2 Zoning District. The property is located at Block 89.03, Lots 44.02 and 45 and has a street address of 8806 Landis Avenue. The property is located in the R-2 Zoning District.

The property has 30.73 foot of frontage on Landis Avenue and a lot depth of 102.43 feet. Therefore, the has a lot area of 3,037 square feet and as such is considered a **Non-Buildable Substandard Lot as defined by Code Section 26-20.3**. Noncompliance with the requirements of Code Section 26-20.3 would require “C” variance relief since what is being proposed is a single family dwelling to replace an existing 1-story single family dwelling located on the property.

The applicant is proposing to demolish the existing 1-story bungalow type building and construct a new 3-story building on the site. The only architectural plan submitted show building elevations that do not include floor plans. It appears from the building elevation plan that a garage area would be on the ground level and 2 residential floors would be located above that. The application should be supplemented by floor plans showing the uses in the various floor levels. Access to the building appears to be at the garage level and it is assumed that stairs leading to the upper level would be provided.

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>
1 of 1	Proposed Plot Plan	Daniel J. Patterson, PE, PLS	12/3/2025	3/30/2026
1a	Signature Building Systems	Select Modular Homes	11/12/2025	12/4/2025

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.	Not Permitted	3 Story Single Family	3-Story Single Family Dwelling Dwelling	26-20.3 & 26-20.2
2. Min. Lot Area	5,000 s. sq. ft. ENC	3,073 sq. ft.	1,927 sq. ft.	26-46.7.a
3. Min. Lot Width	50 ft. ENC	30.73 ft.	19.27 ft.	26-46.7.b
4. Front Yard Setback	15 ft.	10,7 ft.	4.3 ft.	26-46.4
5. Aggregate Side Yard Setback	15 ft.	10 ft.	5 ft.	26-46.5.a
6. Rear Yard Setback	20 ft.	19.6 ft.	0.4 ft	26-46.6
7. Building Coverage Principal Building	35%	35.8%	0.8%	26-46.9

NOTE: ENC =Existing Non Conformity

II. Determination for Completeness

I would advise the Board that this application is technically complete relative to variance relief which will be necessary to construct the new single-family dwelling. However, there will be a need for revisions to the submitted plans as will be discussed in Section III of this report. However, the application could proceed to a hearing.

III. Comments

1. The variances required for this project are listed in the Variance Chart. Variances Nos. 2 & 3 are existing non-conforming conditions and deal with the size of the lot. All other requested variances are due to the proposed development.
2. Code Section 26-23.4 address driveways but limits standards to conforming lots and non-conforming lots where there is at least 3,499 sq. ft. Since the property in question is only 3,073 there are no standards for driveway width.

The existing driveway at the site is approximately 21 feet in width although this is not dimensioned on the plans. The existing driveway is in poor condition and will require replacement during the construction of the building. I would recommend that the driveway width be reduced to 18 feet and this would provide sufficient area to access the garage on this site.

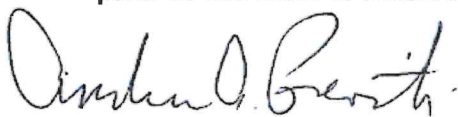
3. The Zoning Schedule on the Plot Plan does not address impervious coverage. Impervious coverage in the R-2 District is permitted to be 70%. Impervious coverage should be calculated and this can be provided as testimony at the hearing.
4. The engineer should address the Floor Area Ratio calculated as 71.6%. This is acceptable provided that the ground floor of the proposed building is not used for any residential use.
5. Utility connections are not shown on the plans, neither existing nor proposed. The engineer should provide testimony as to whether the existing utilities will be utilized or if new connections will be required.
6. Cape May County approval must be obtained relating to access to this property from Landis Avenue which is a County road.
7. The plans submitted indicate a 3-story building and it is assumed that the ground floor would be a garage area with stairs leading to upper level residential areas. **Storage is not permitted below the Local Design Flood Elevation; therefore, a note should be added to all plans indicating that "storage below the Local Design Flood Elevation (Elevation 14.0) is not permitted.**
8. The plot plan includes concrete apron detail and sidewalk details however these details are not the City standards. I will provide the design engineer with the City standards for driveways and sidewalk areas.
9. The Zoning Chart references Flood Elevation as being Elevation 9+1. However, based on information from the Floodplain Administrator, the local design flood elevation is actually 9+5 or Elevation 14 and this should be noted on revised plans.
10. I have reviewed the Stormwater Management Plan and Calculations which are part of the plans submitted. I will have comments concerning the calculations and the plan itself as follows:
 - A. Stormwater Calculations
 1. The CN of 79 used for the existing site calculations is high. Based on the hydrologic soil group at this site and assuming good conditions a CN value of 39 would be acceptable. The calculations should be revised accordingly and the design modified as necessary. The CN values for proposed conditions are acceptable.
 - B. Stormwater Plans
 1. The location of downspouts should be shown on the plans. The plot plan should also indicate a connection between the downspouts and the proposed 6 inch collector pipe. The Roof Drain Detail is acceptable however I would also like to have it shown on the plans to avoid confusion during construction.
 2. A detail of the proposed walls at the driveway area should be provided.

11. The plans indicate that the owner/applicant is Select Modular Homes while the application indicates that the applicant is Robert J. Keogh and Lisa A. Keogh. This should be reconciled.
12. The proposed landscaping Planting Schedule and Landscape areas are acceptable.
13. Any action taken by the Board should be conditioned on the improvements being constructed in accordance Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations required by the City.
14. **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 to me for review. If the plans have been revised to address 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 a cost estimate for 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 also be necessary for the builder 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 applicants and their professionals should provide testimony as to why the Board should grant the variance relief applied for.
2. The plans submitted should be revised to reflect the comments contained in this report as well as additional comments that the Board may have.
3. The Board has the discretion to grant the variance relief as requested or could decide to grant some of the variance while denying other. The Board Solicitor will advise you relative to this issue.
4. **Floor plans for the proposed building should be submitted.**
5. **A condition of approval should be the requirement to have a Pre-Construction meeting prior to the start of construction.**



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

AAP/dpm

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

Project No. SIZ0287

June 25, 2026

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Engineering
& Design

Mariah Rodia, Construction Clerk (via email)

Robert J. Keogh & Lisa A. Keogh, 190 Camp Meeting Road, Willow Grove Pa 19090-1602

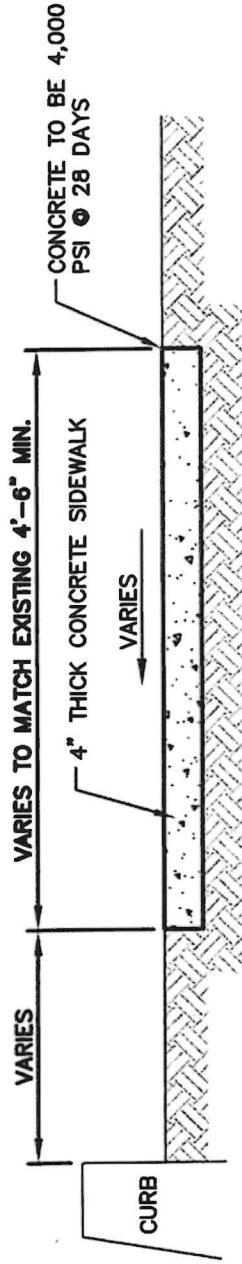
Donald A Wilkinson, Esquire (via email)

Select Modular Homes, 1860 North Black Horse Pike, Williamstown, NJ 08094

Daniel J. Patterson, PE, PLS 618 Stokes Road, Medford NJ 08055

(info@pattersonSE.com)

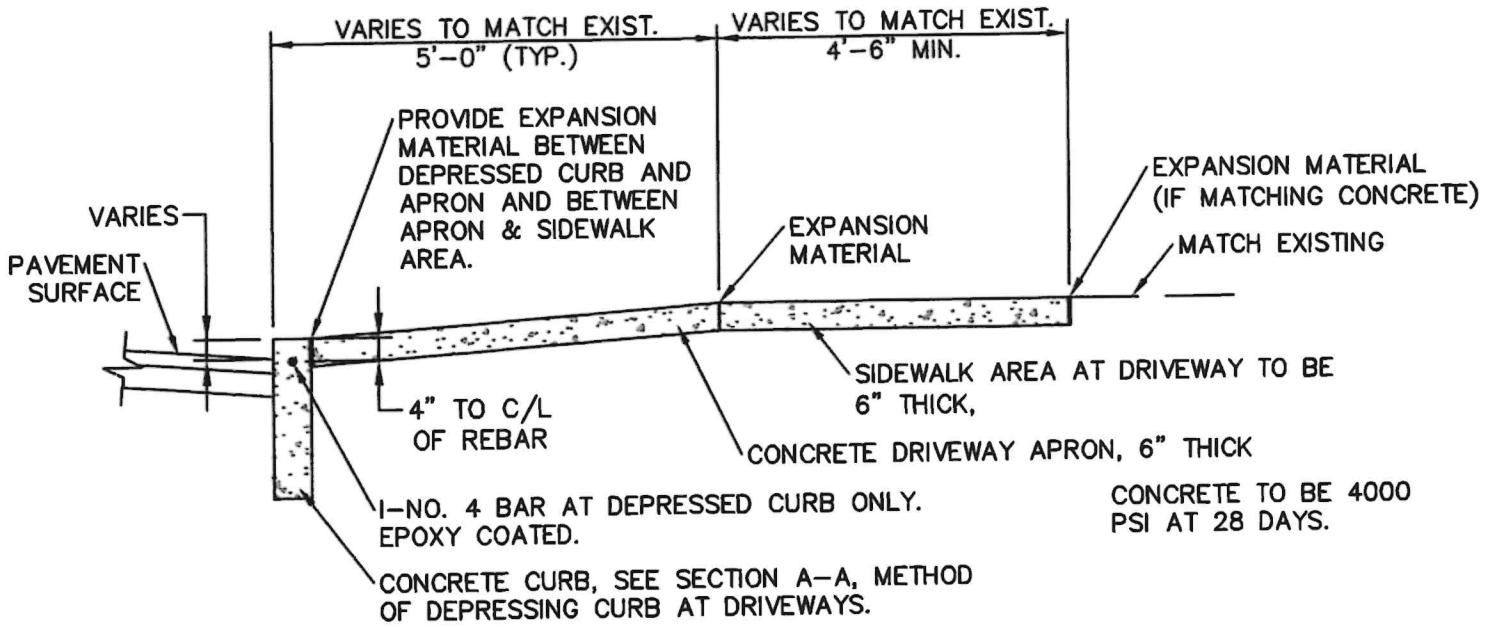
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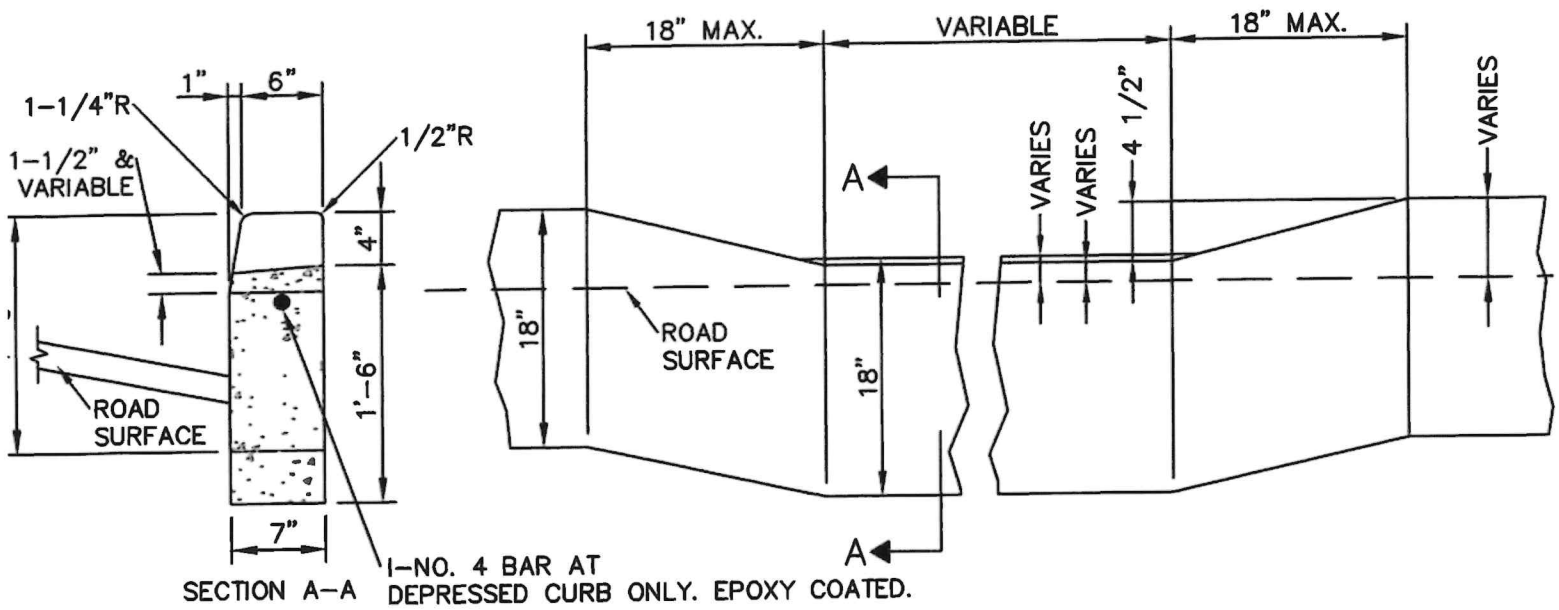
1. SIDEWALKS SHALL BE 4" THICK AND BE CONSTRUCTED WITH CLASS 'C' CONCRETE AS PER N.J.S.H.D. STANDARD SPECIFICATIONS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE MINIMUM OF 20' O.C.
3. LONGITUDINAL JOINTS, 1/4" WIDE SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS WITH PREFORMED BITUMINOUS JOINT FILLER.
4. TRANSVERSE SURFACE GROOVES SHALL BE CUT EVERY 4' - 0".
5. SIDEWALK SHALL HAVE A BROOM FINISH.

SIDEWALK DETAIL
N.T.S.



DRIVEWAY APRON DETAIL

N.T.S.



METHOD OF DEPRESSING CURB AT DRIVEWAYS
N.T.S.