

Michael Lario

From: Neil Byrne <nbyrne@seaislecitynj.us>
Sent: Tuesday, March 3, 2026 3:12 PM
To: Michael Lario
Cc: andrew.previti@collierseng.com; Genell Ferrilli; Construction
Subject: RE: SIZ0280 JOSEPH KULP VARIANCE APPLICATION BLOCK 29.02, LOT 1.01 29 30TH STREET

Mike

Thank you for your email. This reply shall fulfill your obligation to contact the Floodplain Administrator to determine your Flood Zone. The property is located an AE9 zone. This requires all first floors to be located at or in the case of commercial buildings to be flood proofed to a minimum Elevation of BFE 9 + 5 ' NAVD 88. This takes into consideration the FEMA Base Flood Elevation of 9 plus the 4' required by the NJ State CAFÉ + 1' of UCC required free boards.

Thak you
Neil Byrne

Cornelius R. Byrne CFM
Sea Isle City
Construction Official
Zoning Officer
Telephone 609.263.1166 ext #4
Fax 609.263.1366
nbyrne@seaislecitynj.us

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From: Michael Lario <mlario@ndglegal.com>
Sent: Tuesday, March 3, 2026 2:56 PM
To: Neil Byrne <nbyrne@seaislecitynj.us>
Subject: FW: SIZ0280 JOSEPH KULP VARIANCE APPLICATION BLOCK 29.02, LOT 1.01 29 30TH STREET

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Hi Neil,

I hope this email finds you well. I'm reaching out in connection with a pending Zoning Board Application I have filed for my client Joseph Kulp.

I was instructed to reach out to you for a Flood Zone Letter. I'm looking at the City website now, but just wanted to confirm with you the submission items you will need in order to review and issue such a letter.

Happy to schedule a call to discuss if that's easier for you.

Appreciate all the assistance.

Mike

Michael J. Lario, Jr., Esq., Partner

Nehmad Davis & Goldstein, PC, Counselors at Law

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Egg Harbor Township | Avalon | Bridgeton | Trenton

From: Genell Ferrilli <gferrilli@seaislecitynj.us>

Sent: Tuesday, March 3, 2026 9:06 AM

To: Lance Landgraf <lblandgraf@gmail.com>; Michael Lario <mlario@ndglegal.com>; dslaunwhite@asparchitects.com;
JKulp@mulhernkulp.com

Subject: FW: SIZ0280 JOSEPH KULP VARIANCE APPLICATION BLOCK 29.02, LOT 1.01 29 30TH STREET

Good Morning,

Please see the email below from the Municipal Board Engineer in regard to the above referenced Zoning Board application.

If you have any questions, please do not hesitate to contact our office.

Thank you and have a great day.

*Genell M. Ferrilli
Construction, Planning & Zoning Board Clerk
City of Sea Isle Construction Department
233 JFK Blvd., 2nd floor, suite 206
Sea Isle City, NJ 08243
PH: (609) 263-1166
FX: (609) 263-1366
Email: gferrilli@seaislecitynj.us*

From: Andrew Previti <Andrew.Previti@collierseng.com>

Sent: Tuesday, March 3, 2026 8:24 AM

To: Genell Ferrilli <gferrilli@seaislecitynj.us>

Cc: Neil Byrne <nbyrne@seaislecitynj.us>; Christopher Gillin-Schwartz <cgs@cgsesq.com>

Subject: SIZ0280 JOSEPH KULP VARIANCE APPLICATION BLOCK 29.02, LOT 1.01 29 30TH STREET

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Genell,

I have reviewed subject application for Technical Completeness and would advise you that it is technically incomplete.

The application does not include the following:

1. Stormwater Management Plan as required by Code Section 26-38 for Minor Development.
2. Flood Zone letter from the Flood Plain Administrator.

Please advise the applicant's professionals.

Thank you.

Andrew Previti, P. E.

Senior Principal

andrew.previti@collierseng.com

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