

Memorandum

To: Sea Isle City Zoning Board

From: Chris Eaton, P.E., CME

Date: August 31, 2026

Subject: Inland Harbor – Variance Application
382 43rd Place
Block: 42.06 Lot: 35 & 36
C-3 Marine Commercial / Industrial Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0211A

I. Background

The applicants have submitted an application for variance relief to modify an existing non-conforming use which is not permitted in the C-3 Zoning District. The property in question is known as Block 42.06, Lots 35 & 36 and is located on 43rd Place. The property is located within the C-3 Marine Commercial / Industrial District.

The parcel has 50 feet of frontage on 43rd Place and a lot depth of 95 feet. Lot area is shown as 4,750 square feet. Therefore, the parcel would be a conforming lot in the C-3 district.

This parcel is the subject of a prior application before the zoning board (Resolution No. 2023-06-01). The prior application sought variances for expansion of an existing non-conforming use. The approval was granted on June 5, 2023 and the improvements associated with that approval are currently under construction. The purpose of this application is to seek approval to modify the previous approval to add an elevator shaft on the west side of the building, placing a roof above the stairways, front deck and raised HVAC platforms on the east side of the building.

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>
1/1	Minor Site Plan	Arthur J. Chew, PE	5/29/2026	6/24/2026
P1	Schematic Design	James McAfee, RA	7/1/2026	6/15/2026
P2	Schematic Design	James McAfee, RA	7/1/2026	6/15/2026--

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. Use	Various Commercial Uses per Code Section 26-54.	Expansion of Existing Non- Conforming 1 four (4) Unit Residential Use With No Commercial Use	Expansion of . Non-Conforming Use	26-54.1
2. Driveway Width	24 ft.	45 ft.	21 ft.	26-23.4.a Previously Granted Under Resolution 2023-06-01

**Note: All other necessary variance approval was granted under Resolution No. 2023-06-01.
No proposed conditions exacerbate any of the conditions as shown on the previously
approved plans.**

II. Determination for Completeness

The application is technically complete and could be reviewed.

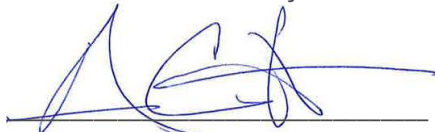
III. Comments

1. TAX & ZONING MAP shown on plan is representative of neither the official Tax or Zoning Maps of Sea Isle City.
2. Applicant should provide testimony as to whether consideration was given to placing the HVAC units and their associated platforms on the roof or in the rear yard due to the now proposed eleven inch (11") setback off the eastly property line where it was previously approved at 4.7 feet.
3. The application and the plans do not agree regarding parking, these numbers should be verified and clarified.
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. 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 additional comments that the Board may have.
3. The Board has the discretion to grant variances as requested or as required by testimony and could decide to grant some of the variance while denying others. The Board Solicitor will advise you relative 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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