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City of Sea Isle City disaster survey ...  
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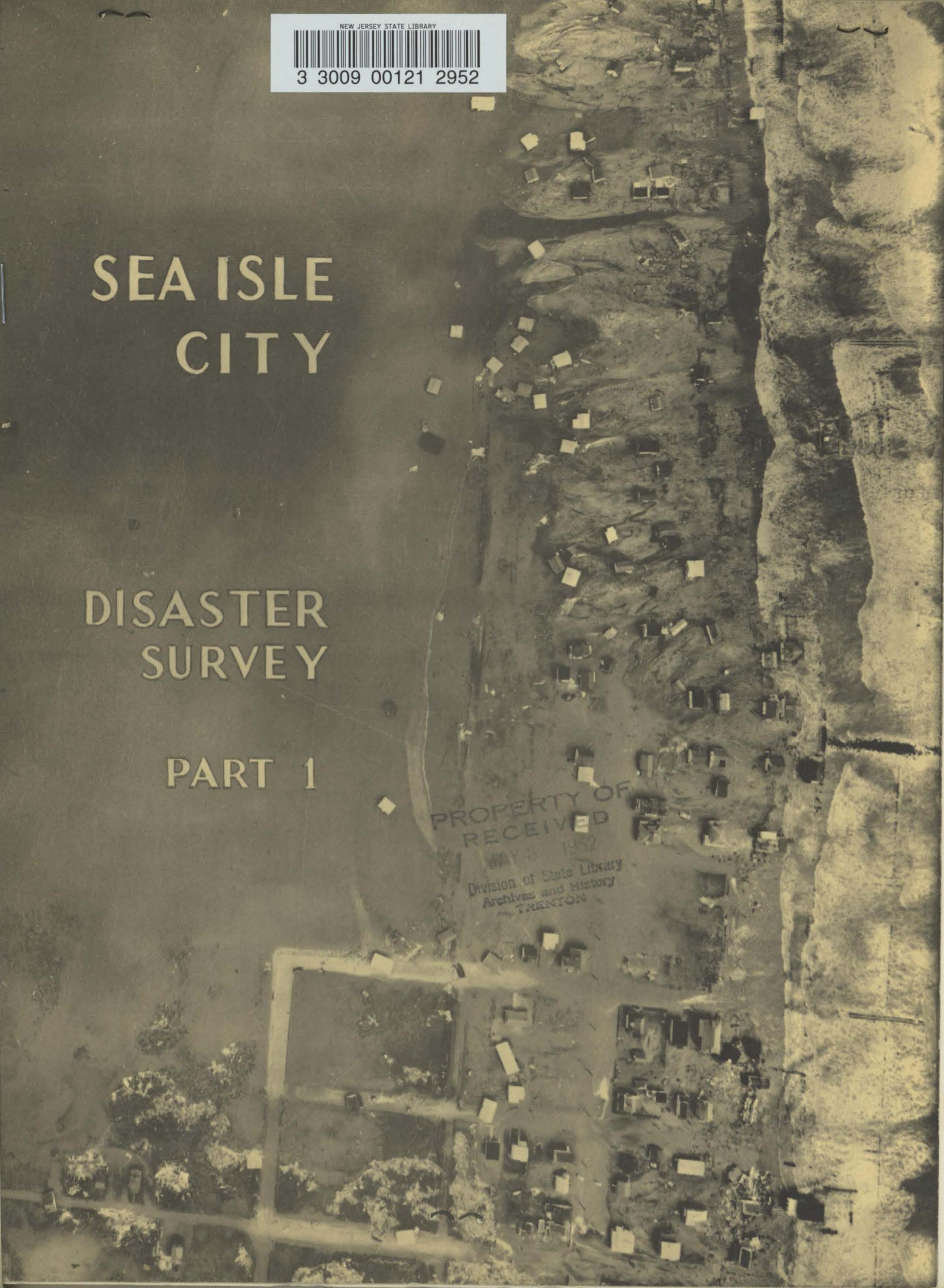
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# SEA ISLE CITY

## DISASTER SURVEY

### PART 1

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STATE OF NEW JERSEY  
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April 13th  
19 62

Mr. J. Lyman Brown  
Legislative Budget & Finance Director  
State House  
Trenton, New Jersey

Dear Doc:

At the last Cabinet Meeting Governor Hughes asked me to get some of our fellows down to Sea Isle City to make a survey and appraisal of the beach area with the possibility, in the offing, that the State or Federal government might take some steps towards acquisition of the beach front and the establishment of a revised building line.

Copy of this report was left with the Senate Committee when Governor Hughes was in Washington recently and, as I am distributing a few extra copies at Governor Hughes' request, I felt that you might like to review this "quickie" study which is a little out of our normal sphere of activities.

Dwight R.G. Palmer  
Commissioner

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DISASTER SURVEY

AND

BUFFER STRIP COST ESTIMATE

A SPECIAL REPORT

TO

GOV. RICHARD J. HUGHES

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Division of Right-of-Way, Acquisitions & Titles  
Division of Maintenance and Operations  
Division of Roads, Design and Construction

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STATE OF NEW JERSEY  
STATE HIGHWAY DEPARTMENT  
TRENTON

State of New Jersey  
STATE HIGHWAY DEPARTMENT  
DWIGHT R. G. PALMER, COMMISSIONER  
TRENTON 23

April 5th  
1962

April 4, 1962

Honorable Richard J. Hughes,  
Governor, State of New Jersey,  
State House,  
Trenton, New Jersey

Dear Governor:

Complying with your request of March 27th that we make certain evaluations of the shore front of Sea Isle City, I immediately talked with Mayor Lamanna and reviewed our proposed approach with him.

Following that visit we brought into the area our appraisers, our maintenance people and members of our construction staff. It is my privilege to submit herewith a review of the five-mile shore front of Sea Isle City, which in essence lends itself as closely as possible to Mayor Lamanna's and other local officials' wishes and preferred plans.

It is hoped that you will find this review helpful in your determination as to what steps the State should take in respect to the future protection and development of this fine resort area.

Dwight R. G. Palmer,  
Commissioner



State of New Jersey

STATE HIGHWAY DEPARTMENT

DWIGHT R. G. PALMER, COMMISSIONER  
TRENTON 25

Storm Disaster Study  
City of Sea Isle City  
Cape May County, N. J.

April 4, 1962

Commissioner Dwight R. G. Palmer:

In accordance with the Commissioner's request, personnel of the Right of Way Division of the Highway Department made a survey of the general effects of the March 6, 1962 storm on the shore resort municipality of the City of Sea Isle City, Cape May County, N. J., as well as an estimate of the cost of acquiring a beach front "buffer strip" for utilization in conjunction with future ocean protection and rehabilitation of the affected community.

In summary, our studies revealed that Sea Isle City consisted of a community of approximately 3,704 privately owned properties which break down into the following categories, showing the value in each category and the percentage of the ratables as applied to each. There are no industrial or farm properties.

<u>TYPE OF PROPERTY</u>	<u>NUMBER</u>	<u>VALUE</u>	<u>PERCENTAGE</u>
Vacant Land	1696	\$ 2,016,900	8.90
Residential	1818	17,653,350	78.50
Commercial	141	2,181,200	9.53
Apartments	49	810,000	3.07
TOTALS	3704	\$22,661,450	100.00

As a result of the storm, 280 buildings were either completely destroyed or damaged beyond economic repair. 265 other buildings suffered structural damage and almost every remaining building suffered salt water damage resulting from complete inundation of the island by the rise of the ocean tide.

Municipal authorities estimate that the loss and damage to these privately owned structures will reach \$3,017,350. They estimate the damage to municipal property, including tax losses, at \$1,929,505 - which totals \$4,946,855. This is exclusive of the loss of personal property in the form of household furnishings, automobiles and clean-up costs. The personal inconvenience and privations suffered, which may affect the future economic life of Sea Isle City, of course cannot be measured.

WINDMILL BEACH FRONT BUFFER STRIP COST ESTIMATE

See Also City Facts

The proposed "buffer strip" is shown on the attached map (Supplement #5) colored in green. Its limits were arrived at after consultation with the Mayor and other municipal officials and field inspections by our own personnel. The limits of this "buffer strip" conform with property lines and street lines.

The estimated value of the properties in the area of this strip, including land and remaining improvements, is \$1,708,950. An alternate plan, if adopted, would necessitate the acquisition of all those properties fronting along Pleasure Avenue between 66th and 79th Streets and would add \$563,005 to the estimate; making a total of \$2,271,955. The municipal officials have indicated that they desire to retain these properties as they are valuable tax ratables.

Classification of Privately Owned Properties

The attached report, of which this letter is a part, contains the details of the results of our findings and recommendations, as well as photographs and other supporting documentation.

Residential	1,118	\$ 17,855,380
Commercial	141	2,181,200
Apartments	49	810,000
Vacant Land	1,696	2,016,900

Elementary Schools - 1 Public and Division of Right of Way Acquisition & Titles

Fire House - 1

Medical Institutions - Mercy Hospital (35 beds)  
Kinderstrand Home for Mentally Retarded Children (8 beds)

Storm Damage Estimate to Real Property

Structures demolished	- 280
Structurally damaged	- 265
Flood damaged	- 1300 (approximately)
Private real property losses	..... \$ 3,017,390
Municipal property losses	..... 1,163,505
Municipal tax loss estimated	..... 763,000
Public Utility losses	- No figures available from the companies affected.

Proposed Beach Front Buffer Strip

Length	- Approximately 5 miles
Owners who would be affected	- 511
Number of lots	- 1,321
Estimated Cost (Recommended Line)	- \$1,708,950
Estimated Cost (Alternate Line)	- \$2,271,955

SUMMARY OF SALIENT FACTS AND BUFFER STRIP COST ESTIMATE

Sea Isle City Facts

Area: 3 square miles  
Summer Population: 16,000 to 17,000  
Winter Population 1,200  
Economy: Resort Activities  
Beach Front: 26,000 lineal feet + (5 miles)  
All but 88 feet publicly owned  
Municipal Expenditures: 1961 Budget \$ 306,791  
Gross Municipal Debt: 1962 \$ 44,000  
Total Taxable Ratables: \$22,661,450  
Tax Rate 1962 (Proposed Rate) 1.97

Classification of Privately Owned Properties

<u>Type</u>	<u>Number</u>	<u>Value</u>
Residential	1818	\$ 17,853,380
Commercial	141	2,181,200
Apartments	49	810,000
Vacant Land	1696	2,016,900

Elementary Schools - 1 Public and 1 Parochial. There is no high school.

Fire Houses - 1

Medical Institutions - Mercy Hospital (35 beds)  
Kinderstrand Home for Mentally Retarded Children (8 beds)

Storm Damage Estimate to Real Property

Structures demolished - 280  
Structurally damaged - 265  
Flood damaged - 1300 (approximately)  
Private real property losses . . . . . \$ 3,017,350  
Municipal property losses . . . . . 1,165,505  
Municipal tax loss estimated . . . . . 768,000  
Public Utility losses - No figures available from the companies affected.

Proposed Beach Front Buffer Strip

Length - Approximately 5 miles  
Owners who would be affected - 511  
Number of lots - 1,321  
Estimated Cost (Recommended Line) - \$1,708,950  
Estimated Cost (Alternate Line) - \$2,271,955

County Roads:

Landis Ave. (include about 500 feet of Ocean Drive)  
Right-of-way--70 feet wide.  
Paving - 40 feet wide curb to curb.  
Lanes - 10 feet wide with two 10-foot shoulders  
Length - 22,000 feet.

44th Street:

Right-of-way--60 feet wide.  
Paving - 36 feet wide curb to curb  
Lanes - 10 feet wide with two 8-foot shoulders  
Length - 2,146 feet.

County Bridges:

Townsend's Inlet Bridge - Ocean Ave. Toll Bridge operated by  
Cape May County Bridge Comm.

Single leaf steel girder bascule - span 60 feet.  
Length - 1,368 feet.  
Width - 20 ft.-2 ft. sidewalk area.  
25 ft. Clearance.  
Traffic Signals, bells, watchmen 24 hours a day.  
Posted load limit - 20 tons.

Sea Isle Bridge (44th Street) Ludhams Thorofare

Double leaf steel bascule - span 84 feet.  
Length - 208 feet.  
Width - 20 feet, no sidewalks  
Number of spans - 10 (includes bascule) intermediate supports are timber.  
Gates, traffic signals, bells, watchmen 24 hours a day.  
12 feet Clearance  
Posted load limit 10 tons.

Sea Isle City Streets:

All numbered streets (cross streets) have a 60' R/w - paved 30' curb to curb (gravel - surf treated) except 41st Street which has a R/W of 166 ft. - 18 ft. wide center island and 4 lanes each side of island (diagonal parking and 10' sidewalk area take up the remainder)

Streets Running North & South:

Pleasure Ave. - 50' R/W - 30' paved curb to curb between 60th and 79th street the R/W ranges from 25 to 50 ft. and is paved 25 to 30 ft.  
Central Ave. - 66' R/W - 36' paved curb to curb  
Park Ave. - 75' R/W - 45' paved curb to curb - 4 lanes  
Cini St. - 60' R/W - 30' paved curb to curb

NOTE: All streets located between 65th and 78th Streets West of Landis Ave. are gravel surfaced streets.

## SEA ISLE CITY

Sea Isle City is a resort community located on the ocean front in Cape May County, New Jersey. It contains an area of approximately three square miles. It is entirely an island community in that it is surrounded on the north, west, and south by Bay waters and on the east by the Atlantic Ocean. While it may be reached from the adjoining communities on the north and south by bridge, the only direct connection with the mainland is by way of a county road which crosses the Bay by bridge and causeway and connects with 44th Street, which is a main East-West Thorofare. (See Supplement #1 - Map of Sea Isle City)

## GOVERNMENT AND POPULATION

The present government consists of a three-man commission established in 1907. The Mayor is Vincent J. Lamanna, who is also Commissioner of Revenue and Finance.

Sea Isle City has a winter population of approximately 1,200 and an average summer population of 16,000 to 17,000, which makes it the 47th largest community in New Jersey.

## LAND AND IMPROVEMENTS

Before the storm, there were 1,696 plots of vacant land; 1,818 residential structures; 141 commercial and 49 apartment type buildings. The total number of the improved properties was 2,008 and the total value of the privately owned property is estimated to have been approximately \$23,000,000.00.



DENNIS TOWNSHIP

UPPER DENNIS TOWNSHIP

DENNIS UPPER TOWNSHIP

ATLANTIC OCEAN

OCEAN

STREET MAP  
**CITY OF SEA ISLE CITY**  
 CAPE MAY COUNTY NEW JERSEY  
 C.B. MIDDLETON - CITY ENGINEER  
 SCALE 1" = 800'  
 APRIL 10, 1958

REVISED DEC. 28, 1959  
 C.B. MIDDLETON - CITY ENGINEER  
 REVISED NOV. 26, 1958  
 C.B. MIDDLETON - CITY ENGINEER

## GROWTH AND TRENDS

The original growth of the community appears to have started in the mid-isle section of the City along the ocean front where the greater majority of the structures are in excess of fifty years of age. The subsequent growth was first to the west and north. The most recent growth has been in the southerly section where most houses are modern in concept and in the main seem to have been constructed within the last five years.

## ECONOMY AND BEACH FRONT

Sea Isle City is a resort community and its economy is dependent on the operation of the summer seashore activities. There is only one commercial industry (a magazine printing establishment) located at 45th Street and Landis Avenue, which employs on the average about twenty persons.

There is over 26,000 feet (approximately five miles) of beach front. With the exception of an 88 foot strip, the beach is entirely owned and maintained by the community. It is our understanding that the owner obtained a riparian grant and that the property is shown on the municipal tax assessment map as Lots 15 and 16, Block 41A. Located on the plot was a pier, on which was constructed a building housing a motion picture theater, four stores and a fishing area at the end of the pier.

The public ownership is from the high water line back to and across what is known as Marine Place. Marine Place is a paper street and in most places was actually sand beach. It originally was set aside for the construction of an ocean boardwalk. The boardwalk originally extended from First Street to 63rd Street along Marine Place and was washed out in the year 1928. The boardwalk was reconstructed in the early 1930's between 32nd and 49th Street and was again washed out by the 1944 storms. The municipality reconstructed the boardwalk in 1946 between the northerly side of 40th Street and the northerly side of 44th Street, also along Marine Place. This boardwalk remained operational until the most recent storm.

#### DEFINITION OF THE OBJECTIVE

On March 6, 1962, a severe northeast storm with heavy winds and high tides struck the entire New Jersey coast. This storm caused severe damage to the entire subject community.

The Highway Department, along with other State and Federal agencies, has been cooperating with the City of Sea Isle City in this disaster emergency and the Right of Way Division Office of the State Highway Department was directed to make a survey of the public and private loss as well as an estimate of the cost of a beach front "buffer strip" which could be utilized in connection with the future protection of the community from the continuous onslaught of the Atlantic Ocean.

#### DISASTER SURVEY AND ESTIMATE APPROACH

In accordance with the directive, personnel of the Right of Way Division of the Highway Department met with Mayor Lamanna and other municipal officials to review the storm disaster and to gain an insight into the thinking of the municipal officials as to emergency measures and the long range measures which would be undertaken for the economic recovery of the municipality.

#### AN EYE WITNESS ACCOUNT

In Mayor Lamanna's own words: - "The storm was terrible and shocking. The day of the storm I could hardly talk. Waves twelve feet high breached the island on the north from the ocean to the Bay. Cars were tumbled about like logs. The sound of houses cracking up and smashing was just like bombs in a war.

"We were surrounded by water on all sides and cut off from the mainland for three days. No lives were lost but the situation was terrible. We had no electricity, no gas, no heat and no water. We still can't use our water for drinking purposes.

AN EYE WITNESS ACCOUNT (CONTINUED)

"They took our people out by helicopter, and that helped a lot. When the water went down the State Police came in and guarded our properties from looting. Thank God for the Highway Department. They have been wonderful. Those fellows worked day and night getting the streets open and helping us with the clean-up."

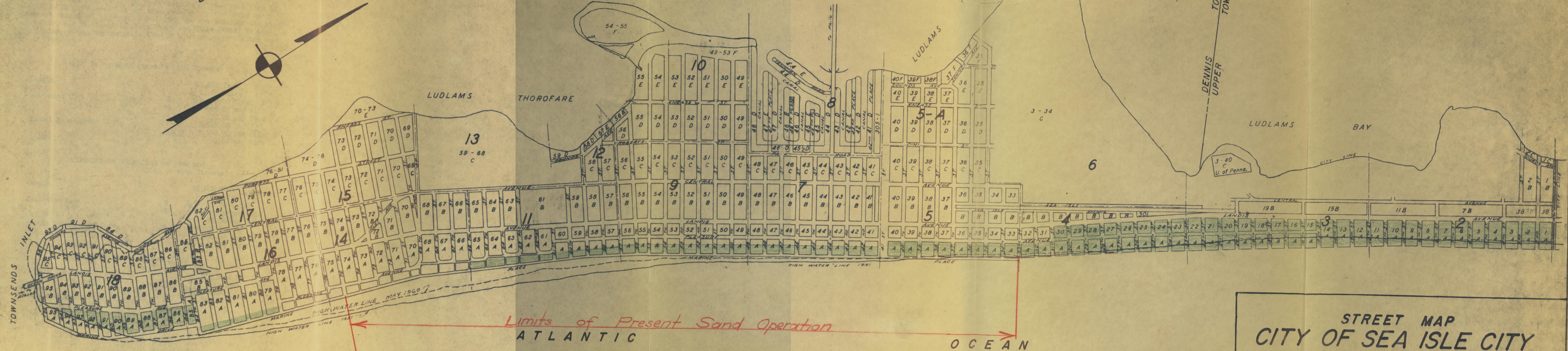
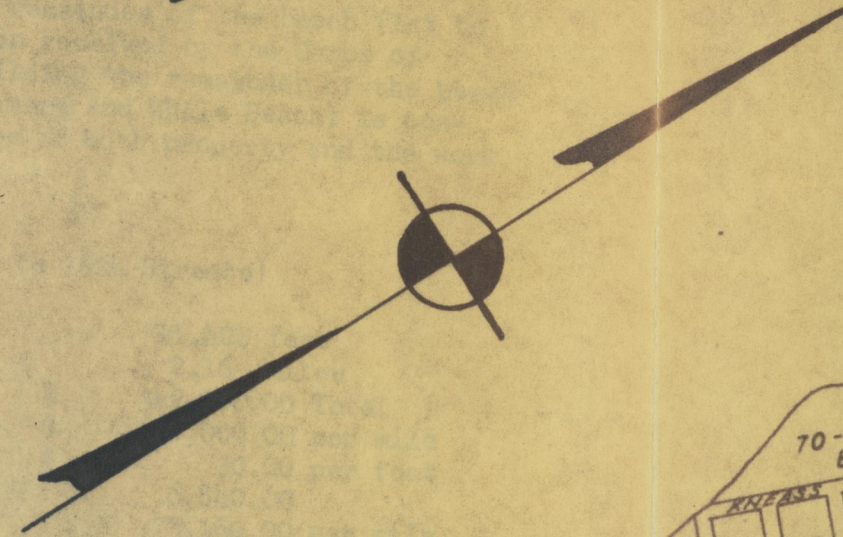
See Supplement #2 - Photograph showing beach front damage;

See Supplement #3 - Photograph of Highway clean-up work in progress;

See Supplement #4 - Report of Highway Disaster Recovery Aid to date.

DENNIS TOWNSHIP

UPPER TOWNSHIP



**STREET MAP**  
**CITY OF SEA ISLE CITY**  
CAPE MAY COUNTY NEW JERSEY  
C.B. MIDDLETON - CITY ENGINEER  
SCALE 1" = 800'  
APRIL 10, 1958

REVISED DEC. 28, 1959  
C.B. MIDDLETON - CITY ENGINEER  
REVISED NOV. 26, 1958  
C.B. MIDDLETON - CITY ENGINEER

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SUPPLEMENT #2





Page 13

SUPPLEMENT #3

DISASTER RECOVERY

The Highway Department offered assistance of machinery and manpower to Sea Isle City for the immediate resumption of essential public service, where public health or safety was endangered or threatened by the presence of debris and wreckage on the public streets. This offer was accepted.

Debris and sand in varying thickness from a trace to as much as 3 feet covered the streets.

Operations commenced on March 8, and have continued since that date. It is estimated that "cleanup" operations will be completed on April 13, 1962. Cleanup has been a joint venture of

Sea Isle City, Cape May County and the State Highway Department.

Municipal Losses

School	\$ 27,000	
City Hall	38,000	
Pavillions and life-guard shelters	12,500	
Debris in Lagoon	300	
Top soil		
Boardwalk		State Highway Expenditure to Date
Equipment (Tractors, Trucks, Graders, etc.)	27,715	
Fire Department	51,510	
Police cars and equipment	8,900	\$100,000.00
Navy Hospital	15,900	
Water system	164,600	
Sewage plant and mains	128,400	
Streets	306,500	
Beach-front walkheads	171,580	
Storm drainage structures and pipes	18,000	

\$1,161,505

Tax Revenue Loss

Based on information furnished to us by the municipal officials, it is estimated that the yearly tax revenue loss to the community is \$46,078.50. This sum, capitalized at 6% is

768,000  
Total Municipal Loss \$1,929,505

Public Utility Losses

The three public utilities serving Sea Isle City are Atlantic City Electric Company; New Jersey Natural Gas Company; and New Jersey Bell Telephone Company. They have been unable to furnish us with estimates of their damages.

THE FORMAL DAMAGE REPORT

Officially the Commissioners of the City of Sea Isle City reported that statistically 280 buildings were demolished by the storm; 265 others were structurally damaged; and 90% of all others were flooded from three to five feet by salt water.

It was further reported that the loss of personal property in the form of household furnishings, automobiles, and clean-up costs will probably never be accurately measured. The municipal records indicate that Sea Isle City suffered severe damage to police and fire equipment; to the boardwalk, the hospital; school; City Hall; pavillions; water and sewage systems; and streets, curbs and sidewalks.

The estimated losses reported by the Community, exclusive of clean-up costs, are as listed below:

Municipal Losses

School	\$ 27,000	
City Hall	4,000	
Pavillions and Life-guard shelters	38,000	
Debris in Lagoon	12,500	
Top soil	900	
Boardwalk	185,000	
Equipment (Tractors, Trucks, Graders, etc.)	27,715	
Fire Department	51,510	
Police cars and equipment	8,900	
Mercy Hospital	15,900	
Water system	164,600	
Sewage plant and mains	128,400	
Streets	306,500	
Beach-front bulkheads	171,580	
Storm drainage structures and pipes	<u>19,000</u>	\$1,161,505

Tax Revenue Loss

Based on information furnished to us by the municipal officials, it is estimated that the yearly tax revenue loss to the community is \$46,078.30. This sum, capitalized at 6% is . . . . .

	<u>768,000</u>
Total Municipal Loss	\$1,929,505

Public Utility Losses

The three public utilities serving Sea Isle City are Atlantic City Electric Company; New Jersey Natural Gas Company; and New Jersey Bell Telephone Company. They have been unable to furnish us with estimates of their damages.

DAMAGE SUMMARY

Privately owned real estate	\$3,017,350
Municipal property	<u>1,929,505</u>
Total estimated physical loss, exclusive of personal property and clean-up costs . . . . .	\$4,946,855

This is a staggering loss to a community the size of Sea Isle City. However, the officials are optimistic. They informed our representatives that they hope by summer they will have cleaned up enough to enable them to be open for business. They report that they are thankful for State help in the clean-up to date and for emergency work planned and actually under way at this time by the United States Corps of Army Engineers.

They expressed particular concern regarding the immediate and future loss of tax revenue, and for the limitations of the Army Engineers emergency sand fill. They informed us that they understood that this fill, in the form of man-made sand dunes ten feet high, will be located approximately along the old mean high water line. These dunes will extend only between 75th Street north to 33rd Street.

- See Supplement #5 - Map showing limits of presently proposed sand fill;
- See Supplement #6 - Report of minimum beach restoration as proposed by the United States Corps of Army Engineers;
- See Supplement #7 - Typical section of minimum beach restoration by the United States Corps of Army Engineers;
- See Supplement #8 - Photograph showing Army sand dune operation.

Mayor Lamanna stated that, in his opinion, the sand dune operation now in progress would serve only as a stop-gap, and that Sea Isle City would continue to suffer further storm damage unless additional steps were taken to provide permanent protection. He stated that, in his opinion, the permanent solution would necessitate the construction of a sea wall or bulkhead along the entire beach front; and the clearing of a "buffer strip" one hundred feet wide, more or less, behind the sea wall. He stated that it could prove to be tragic for people to rebuild their homes, only to have them again destroyed and that now, while most of the beach front is practically clear of buildings, would be the opportune time to acquire a "buffer strip".

STREET MAP  
OF SEA ISLE CITY  
JAY COUNTY - NEW JERSEY  
MIDDLETON - CITY ENGINEER  
1950

- (e) From 79th Street to 95th Street, the line is irregular to conform to the contour of the mean high water line.

See Supplement #5.

#### EVALUATION PROCESS

Sea Isle City has recently had a tax revaluation on a 100% of true value basis. In estimating property values for the "buffer strip", tax assessments could thus be used as a reliable basis of market value comparison. A detailed compilation of assessed values along the beach front was prepared and utilized for reference purposes in the preparation of the estimate.

Field inspections were then made of each individual property to determine its value. In estimating these values, the buildings remaining, although damaged, were evaluated only as they now exist. In estimating the land, values were estimated as they existed before the storm. This "compassionate approach" to land values is, in our opinion, an equitable approach to the problem of those owners who, through the loss of their uninsurable homes, are faced with the necessity of still satisfying the mortgage bond which may well bankrupt them for life.

#### EVALUATION SUMMARY

The results of the field estimates were subsequently checked, correlated and tabulated. Summarized, the cost of acquiring the "buffer strip", as outlined and as of this date, would be \$1,708,950. The alternate estimated cost, which would include all those properties heretofore referred to fronting along Pleasure Avenue between 66th and 79th Streets, would add \$563,005 to the above, making a total of \$2,271,955.

ULTIMATE PROPERTY PROTECTION

CONCLUSIONS AND RECOMMENDATIONS

We have been asked to submit an estimate of the cost of acquiring the aforementioned "buffer strip". At this time we do not know the final plans of the United States Army Corps of Engineers. However, based on Mayor Lamanna's information, and a preliminary report and study prepared by the New Jersey State Highway Department, Division of Maintenance and Operations, it is our understanding that the plans of the United States Army Corps of Engineers call for only temporary protection. Additional permanent protection would appear to be needed, either in the form of a sea wall or bulkheads and jetties. Such walls would not appear to take care of sea wash which would gather behind them. For this reason, and the additional height involved in any proper and permanent ocean protection, the "buffer strip" would appear to be a necessary appurtenance. In submitting this report, it is our assumption that any plan which is undertaken would be on a coordinated basis between all agencies presently planning assistance to the City of Sea Isle City.

While the "buffer strip" would temporarily reduce ratables, it is obviously the most economical time to consider purchase of property for the maintaining of the "buffer strip". It is our feeling that properly utilized, the "buffer strip" area could form a mall, and the basis for a complete renewal and revitalization of the Sea Isle City beach front. This would afford the City one of the outstanding beach facilities on the entire Atlantic Coast. The end result would be an upgrading of the Island, and an ultimate actual gain in tax revenues rather than a tax loss.

See Supplement #9 - Ultimate Property Protection;  
See Supplement #10 - Typical Section Bulkhead.

SUPPORTING DOCUMENTS

The tabulations and photographs which follow and are continued in Part II of this report provide a block-by-block summary of supporting data for the "buffer strip" estimate.

TOTAL FOR ULTIMATE PROPERTY PROTECTION SEA ISLE CITY

Estimated Cost \$ 1,620,000.00

ULTIMATE PROPERTY PROTECTION

Records compiled by the Department of Interior, Geological Survey, indicate that maximum tidal flood elevations in Cape May County along the Atlantic Seacoast were +11.0 feet above mean sea level. Minimum restoration of the beach by the Corps of Engineers in Sea Isle City will provide sand dyke protection to elevation +10.0 feet.

To provide further durable protection, it is recommended a timber bulkhead be built longitudinally along the beach to elevation +15 feet at the bulkhead line in accordance with the typical section shown on the adjacent page.

This bulkhead is recommended only where the density of existing structures is greater than 12 per square block at the beach front. Where the density is less than recommended, development of dunes should be encouraged by liberal use of snow fence and dune grasses.

In addition to protect against longitudinal erosion of the restored beach, jetties are recommended at a maximum frequency of every quarter mile along the beach.

BULKHEAD AND JETTIES  
33rd to 61st Street (8000 ft.)

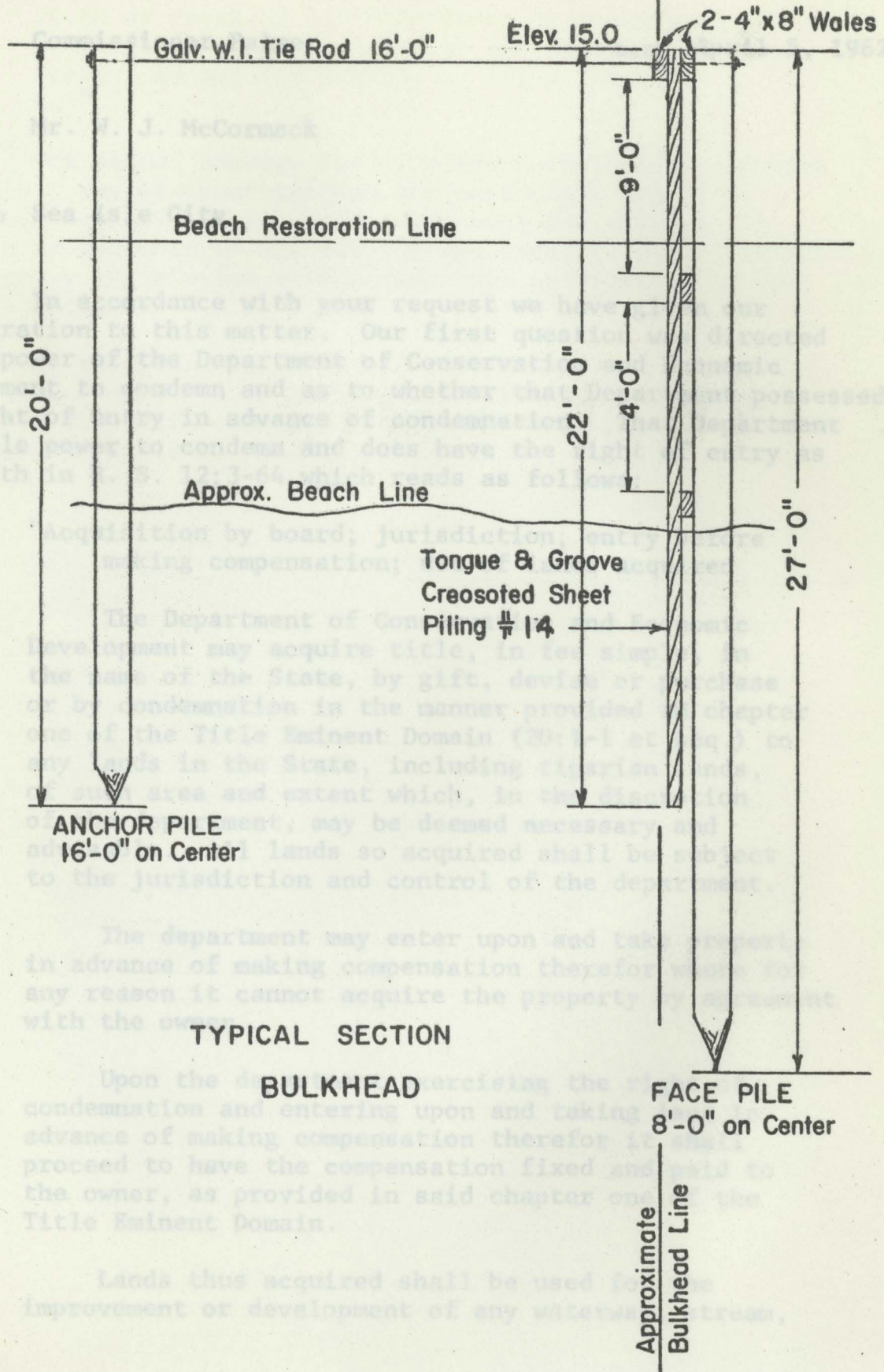
Estimated Cost	\$	1,050,000.00	Total
	\$	131.00	per linear foot of Beach Front
Maintenance Cost (Bulkhead Only)	\$	2,000.00	per year
		0.25	per foot per year

REMAINDER OF BEACH (18,400 Ft.)

Snow Fence and Native Grass	\$	18,400.00	
	\$	1.00	per linear foot of beach front
Jetties	\$	570,000.00	
	\$	31.00	per linear foot of beach front
Annual Maintenance Cost		none	

TOTAL FOR ULTIMATE PROPERTY PROTECTION SEA ISLE CITY

Estimated Cost	\$	1,620,000.00
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TYPICAL SECTION  
 BULKHEAD

STATE OF NEW JERSEY  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF LAW  
STATE HIGHWAY DEPARTMENT

## MEMORANDUM

TO: Commissioner Palmer DATE: April 5, 1962

FROM: Mr. W. J. McCormack

SUBJECT: Sea Isle City

In accordance with your request we have given our consideration to this matter. Our first question was directed to the power of the Department of Conservation and Economic Development to condemn and as to whether that Department possessed the right of entry in advance of condemnation. That Department has ample power to condemn and does have the right of entry as set forth in R. S. 12:3-64 which reads as follows:

"Acquisition by board; jurisdiction; entry before making compensation; use of lands acquired

The Department of Conservation and Economic Development may acquire title, in fee simple, in the name of the State, by gift, devise or purchase or by condemnation in the manner provided in chapter one of the Title Eminent Domain (20:1-1 et seq.) to any lands in the State, including riparian lands, of such area and extent which, in the discretion of the department, may be deemed necessary and advisable. All lands so acquired shall be subject to the jurisdiction and control of the department.

The department may enter upon and take property in advance of making compensation therefor where for any reason it cannot acquire the property by agreement with the owner.

Upon the department exercising the right of condemnation and entering upon and taking land in advance of making compensation therefor it shall proceed to have the compensation fixed and paid to the owner, as provided in said chapter one of the Title Eminent Domain.

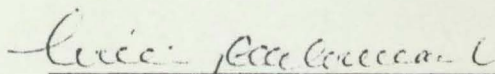
Lands thus acquired shall be used for the improvement or development of any waterway, stream,

Commissioner Palmer, re: Sea Isle City, 4/5/62.

river or creek or any waterfront or oceanfront property or to give access to any lands of the State. As amended L.1953, c. 12, p. 101, § 7".

Our second concern was with the municipality's desire to prohibit any new construction at least until after the fall storm season. It is our opinion that the only way in which it is possible to protect the municipality is by the passage of emergency legislation authorizing this prohibition in the public's interest.

It is difficult to give an opinion as to whether the courts will consider such prohibition a taking of property or whether they will consider it in the police power in which event payment would not have to be made.



---

William J. McCormack  
Deputy Attorney General

WJM/mmd

ESTIMATE SUMMARY SHEET

FROM 1 ST. TO 2 ST.

BLOCK NUMBER 1A

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	24	\$9,300
NUMBER OF DAMAGED BUILDINGS	1	<u>30,700</u>
TOTAL		\$40,000



ESTIMATE SUMMARY SHEET

FROM 3 ST. TO 4 ST.

BLOCK NUMBER 3A

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	22	\$8,800
NUMBER OF DAMAGED BUILDINGS	1	<u>3,150</u>
TOTAL		\$11,950





ESTIMATE SUMMARY SHEET

FROM 4 ST. TO 5 ST.

BLOCK NUMBER 4A

		<u>Value</u>
NUMBER OF OWNERS	6	
NUMBER OF LOTS	21	\$5,050
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$ 5,050

HAMILTON Mimeo

ESTIMATE SUMMARY SHEET

FROM 5 ST. TO 6 ST.

BLOCK NUMBER 5A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	22	\$450
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$450



ESTIMATE SUMMARY SHEET

FROM 6 ST. TO 7 ST.

BLOCK NUMBER 6A

		<u>Value</u>
NUMBER OF OWNERS	5	
NUMBER OF LOTS	23	\$4,850
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$4,850

ESTIMATE SUMMARY SHEET

FROM 7 ST. TO 8 ST.

BLOCK NUMBER 7A

		<u>Value</u>
NUMBER OF OWNERS	10	
NUMBER OF LOTS	21	\$8,700
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$8,700



ESTIMATE SUMMARY SHEET

FROM 8 ST. TO 9 ST.

BLOCK NUMBER 8A

		<u>Value</u>
NUMBER OF OWNERS	12	
NUMBER OF LOTS	26	\$9,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$9,100

HAMILTON MURDO

ESTIMATE SUMMARY SHEET

FROM 9 ST. TO 10 ST.

BLOCK NUMBER 9A

		<u>Value</u>
NUMBER OF OWNERS	12	
NUMBER OF LOTS	28	\$7,550
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$7,550





ESTIMATE SUMMARY SHEET

FROM 10 ST. TO 11 ST.

BLOCK NUMBER 10A

		<u>Value</u>
NUMBER OF OWNERS	10	
NUMBER OF LOTS	26	\$9,700
NUMBER OF DAMAGED BUILDINGS	3	<u>8,850</u>
	TOTAL	\$18,550

ESTIMATE SUMMARY SHEET

FROM 11 ST. TO 12 ST.

BLOCK NUMBER 11A

		<u>Value</u>
NUMBER OF OWNERS	5	
NUMBER OF LOTS	24	\$ 9,200
NUMBER OF DAMAGED BUILDINGS	2	<u>9,500</u>
		TOTAL \$18,700





ESTIMATE SUMMARY SHEET

FROM 12 ST. TO 13 ST.

BLOCK NUMBER 12A

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	24	\$ 7,700
NUMBER OF DAMAGED BUILDINGS	2	<u>14,000</u>
	TOTAL	\$21,700

ESTIMATE SUMMARY SHEET

FROM 13 ST. TO 14 ST.

BLOCK NUMBER 13A

		<u>Value</u>
NUMBER OF OWNERS	9	
NUMBER OF LOTS	25	\$ 8,650
NUMBER OF DAMAGED BUILDINGS	1	<u>1,600</u>
	TOTAL	\$10,250





ESTIMATE SUMMARY SHEET

FROM 14 ST. TO 15 ST.

BLOCK NUMBER 14A

		<u>Value</u>
NUMBER OF OWNERS	10	
NUMBER OF LOTS	23	\$6,700
NUMBER OF DAMAGED BUILDINGS	1	<u>6,400</u>
TOTAL		\$13,100

HAMILTON MIMCO

ESTIMATE SUMMARY SHEET

FROM 15 ST. TO 16 ST.

BLOCK NUMBER 15A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	11	\$1,050
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$1,050

FROM 15 ST. TO 16 ST.

BLOCK NUMBER 15A - 1

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	8	\$6,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$6,100





ESTIMATE SUMMARY SHEET

FROM 16 ST. TO 17 ST.

BLOCK NUMBER **16A**

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	11	\$1,050
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$1,050

FROM 16 ST. TO 17 ST.

BLOCK NUMBER **16A - 1**

		<u>Value</u>
NUMBER OF OWNERS	10	
NUMBER OF LOTS	8	\$6,450
NUMBER OF DAMAGED BUILDINGS	2	<u>\$8,300</u>
		TOTAL \$14,750

ESTIMATE SUMMARY SHEET

FROM 17 ST. TO 18 ST.

BLOCK NUMBER **17A**

		<u>Value</u>
NUMBER OF OWNERS	1	
NUMBER OF LOTS	11	\$1,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$1,100

FROM 17 ST. TO 18 ST.

BLOCK NUMBER **17A - 1**

		<u>Value</u>
NUMBER OF OWNERS	6	
NUMBER OF LOTS	8	\$6,850
NUMBER OF DAMAGED BUILDINGS	3	<u>\$9,850</u>
	TOTAL	\$16,700





ESTIMATE SUMMARY SHEET

FROM 18 ST. TO 19 ST.

BLOCK NUMBER 18A

		<u>Value</u>
NUMBER OF OWNERS	1	
NUMBER OF LOTS	11	\$1,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$1,100

FROM 18 ST. TO 19 ST.

BLOCK NUMBER 18A - 1

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	10	\$7,300
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
	TOTAL	\$7,300

HAMILTON MIMICO

ESTIMATE SUMMARY SHEET

FROM 19 ST. TO 20 ST.

BLOCK NUMBER 19 A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	11	\$ 1,050
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$ 1,050

FROM 19 ST. TO 20 ST.

BLOCK NUMBER 19A-1

		<u>Value</u>
NUMBER OF OWNERS	5	
NUMBER OF LOTS	10	\$ 9,800
NUMBER OF DAMAGED BUILDINGS	2	<u>4,050</u>
		TOTAL \$ 13,850





ESTIMATE SUMMARY SHEET

FROM 20 ST. TO 21 ST.

BLOCK NUMBER 20A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	11	\$ 1,050
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$ 1,050

FROM 20 ST. TO 21 ST.

BLOCK NUMBER 20A-1

		<u>Value</u>
NUMBER OF OWNERS	8	
NUMBER OF LOTS	10	\$ 9,950
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$ 9,950

ESTIMATE SUMMARY SHEET

FROM 21 ST. TO 22 ST.

BLOCK NUMBER 21A

			<u>Value</u>
NUMBER OF OWNERS	1		
NUMBER OF LOTS	11	\$	500
NUMBER OF DAMAGED BUILDINGS	0		<u>0</u>
		TOTAL \$	500

FROM 21 ST. TO 22 ST.

BLOCK NUMBER 21A-1

			<u>Value</u>
NUMBER OF OWNERS	5		
NUMBER OF LOTS	10	\$	8,750
NUMBER OF DAMAGED BUILDINGS	1		<u>9,200</u>
		TOTAL \$	17,950





ESTIMATE SUMMARY SHEET

FROM 22 ST. TO 23 ST.

BLOCK NUMBER 22A

		<u>Value</u>
NUMBER OF OWNERS	1	
NUMBER OF LOTS	11	\$ 1,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$ 1,100

FROM 22 ST. TO 23 ST.

BLOCK NUMBER 22A-1

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	10	\$ 10,260
NUMBER OF DAMAGED BUILDINGS	3	<u>9,850</u>
TOTAL		\$ 20,100

ESTIMATE SUMMARY SHEET

FROM 23 ST. TO 24 ST.

BLOCK NUMBER 23A

		<u>Value</u>
NUMBER OF OWNERS	3	
NUMBER OF LOTS	11	
NUMBER OF DAMAGED BUILDINGS	0	
		\$ 850
		<u>0</u>
		TOTAL \$ 850

FROM 23 ST. TO 24 ST.

BLOCK NUMBER 23A-1

		<u>Value</u>
NUMBER OF OWNERS	8	
NUMBER OF LOTS	10	
NUMBER OF DAMAGED BUILDINGS	1	
		\$ 10,050
		<u>1,200</u>
		TOTAL \$ 11,250





ESTIMATE SUMMARY SHEET

FROM 24 ST. TO 25 ST.

BLOCK NUMBER 24A

		<u>Value</u>
NUMBER OF OWNERS	3	
NUMBER OF LOTS	11	\$ 500
NUMBER OF DAMAGED BUILDINGS	1	<u>2,800</u>
TOTAL \$		3,300

FROM 24 ST. TO 25 ST.

BLOCK NUMBER 24A-1

		<u>Value</u>
NUMBER OF OWNERS	8	
NUMBER OF LOTS	10	\$ 8,050
NUMBER OF DAMAGED BUILDINGS	3	<u>13,350</u>
TOTAL \$		21,400

HAMILTON MIMCO

ESTIMATE SUMMARY SHEET

FROM 25 ST. TO 26 ST.

BLOCK NUMBER 25A

		<u>Value</u>
NUMBER OF OWNERS	5	
NUMBER OF LOTS	11	\$ 2,800
NUMBER OF DAMAGED BUILDINGS	1	<u>5,700</u>
		TOTAL \$ 8,500

FROM 25 ST. TO 26 ST.

BLOCK NUMBER 25A-1

		<u>Value</u>
NUMBER OF OWNERS	4	
NUMBER OF LOTS	9	\$ 9,200
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$ 9,200





ESTIMATE SUMMARY SHEET

FROM 26 ST. TO 27 ST.

BLOCK NUMBER 26A

		<u>Value</u>
NUMBER OF OWNERS	6	
NUMBER OF LOTS	19	\$12,800
NUMBER OF DAMAGED BUILDINGS	3	<u>\$20,000</u>
		TOTAL \$32,800

HAMILTON MIMCO

ESTIMATE SUMMARY SHEET

FROM 27 ST. TO 28 ST.

BLOCK NUMBER 27A

		<u>Value</u>
NUMBER OF OWNERS	12	
NUMBER OF LOTS	19	\$12,950
NUMBER OF DAMAGED BUILDINGS	2	<u>\$ 8,800</u>
	TOTAL	\$21,750





ESTIMATE SUMMARY SHEET

FROM 28 ST. TO 29 ST.

BLOCK NUMBER 28A

		<u>Value</u>
NUMBER OF OWNERS	<u>14</u>	
NUMBER OF LOTS	<u>19</u>	<u>\$11,700</u>
NUMBER OF DAMAGED BUILDINGS	<u>3</u>	<u>\$10,600</u>
		TOTAL <u>\$22,300</u>

ESTIMATE SUMMARY SHEET

FROM 29 ST. TO 30 ST.

BLOCK NUMBER 29A

		<u>Value</u>
NUMBER OF OWNERS	13	
NUMBER OF LOTS	19	\$12,450
NUMBER OF DAMAGED BUILDINGS	2	<u>\$ 3,500</u>
		TOTAL \$15,950





ESTIMATE SUMMARY SHEET

FROM 30 ST. TO 31 ST.

BLOCK NUMBER 30A

		<u>Value</u>
NUMBER OF OWNERS	13	
NUMBER OF LOTS	19	\$13,150
NUMBER OF DAMAGED BUILDINGS	2	<u>\$10,200</u>
		TOTAL \$23,350

31

ESTIMATE SUMMARY SHEET

FROM 31 ST. TO 32 ST.

BLOCK NUMBER 31A

		<u>Value</u>
NUMBER OF OWNERS	4	
NUMBER OF LOTS	11	\$4,350
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$4,350





ESTIMATE SUMMARY SHEET

FROM 32 ST. TO 33 ST.

BLOCK NUMBER 32A

		<u>Value</u>
NUMBER OF OWNERS	<u>5</u>	
NUMBER OF LOTS	<u>11</u>	<u>\$ 6,550</u>
NUMBER OF DAMAGED BUILDINGS	<u>3</u>	<u>\$17,650</u>
		TOTAL <u>\$24,200</u>

ESTIMATE SUMMARY SHEET

FROM 33 ST. TO 34 ST.

BLOCK NUMBER 33A

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	<u>11</u>	\$ 9,700
NUMBER OF DAMAGED BUILDINGS	4	<u>24,100</u>
TOTAL		\$33,800





ESTIMATE SUMMARY SHEET

FROM 34 ST. TO 35 ST.

BLOCK NUMBER 34A

		<u>Value</u>
NUMBER OF OWNERS	4	
NUMBER OF LOTS	11	\$10,450
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
TOTAL		\$10,450







ESTIMATE SUMMARY SHEET

FROM 36 ST. TO 37 ST.

BLOCK NUMBER 36A

		<u>Value</u>
NUMBER OF OWNERS	7	
NUMBER OF LOTS	11	\$11,050
NUMBER OF DAMAGED BUILDINGS	3	<u>15,000</u>
	TOTAL	\$26,050

ESTIMATE SUMMARY SHEET

FROM 37 ST. TO 38 ST.

BLOCK NUMBER 37A

NUMBER OF OWNERS 5  
NUMBER OF LOTS 11  
NUMBER OF DAMAGED BUILDINGS 0

Value

\$9,250  
0

TOTAL \$9,250





ESTIMATE SUMMARY SHEET

FROM 38 ST. TO 39 ST.

BLOCK NUMBER 38A

		<u>Value</u>
NUMBER OF OWNERS	4	
NUMBER OF LOTS	11	\$12,050
NUMBER OF DAMAGED BUILDINGS	3	<u>22,250</u>
		TOTAL \$34,300

ESTIMATE SUMMARY SHEET

FROM 39 ST. TO 40 ST.

BLOCK NUMBER 39A

		<u>Value</u>
NUMBER OF OWNERS	6	
NUMBER OF LOTS	11	\$27,050
NUMBER OF DAMAGED BUILDINGS	2	<u>26,450</u>
	TOTAL	\$53,500





FROM 40 ST. TO 41 ST.

BLOCK NUMBER 40A

		<u>Value</u>
NUMBER OF OWNERS	<u>3</u>	
NUMBER OF LOTS	<u>11</u>	<u>\$40,350</u>
NUMBER OF DAMAGED BUILDINGS	<u>1</u>	<u>2,700</u>
	TOTAL	<u>\$43,050</u>

HAMILTON MINING

ESTIMATE SUMMARY SHEET

FROM 41 ST. TO 42 ST.

BLOCK NUMBER 41A

		<u>Value</u>
NUMBER OF OWNERS	4	
NUMBER OF LOTS	6	\$21,400
NUMBER OF DAMAGED BUILDINGS	3	<u>\$29,000</u>
	TOTAL	\$50,400





ESTIMATE SUMMARY SHEET

FROM 42 ST. TO 43 ST.

BLOCK NUMBER 42A

		<u>Value</u>
NUMBER OF OWNERS	6	
NUMBER OF LOTS	5	\$23,600
NUMBER OF DAMAGED BUILDINGS	2	<u>\$13,550</u>
	TOTAL	\$37,150

ESTIMATE SUMMARY SHEET

FROM 43 ST. TO 44 ST.

BLOCK NUMBER 43A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	5	\$ 23,000
NUMBER OF DAMAGED BUILDINGS	1	<u>24,250</u>

TOTAL \$ 47,250





ESTIMATE SUMMARY SHEET

FROM 44 ST. TO 45 ST.

BLOCK NUMBER 44A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	5	\$ 16,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$ 16,100

HAMILTON MIMCO

ESTIMATE SUMMARY SHEET

FROM 45 ST. TO 46 ST.

BLOCK NUMBER 45A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	5	\$ 16,050
NUMBER OF DAMAGED BUILDINGS	1	<u>5,750</u>

TOTAL \$ 21,800





ESTIMATE SUMMARY SHEET

FROM 46 ST. TO 47 ST.

BLOCK NUMBER 46A

		<u>Value</u>
NUMBER OF OWNERS	2	
NUMBER OF LOTS	5	\$ 16,100
NUMBER OF DAMAGED BUILDINGS	0	<u>0</u>
		TOTAL \$ 16,100

