**Planning/Zoning Board of Adjustment Meeting**

August 5, 2019

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on August 05, 2019 by Chairman Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Porch led the Pledge of Allegiance.

Chairman Porch read the Open Public Meetings Act.

***Roll Call***:

***Present***: Timothy Blute, Michael Porch, Carol Bannon, Scott Schmidt, Jason Hesley, Denise Magilton, Todd Kieninger

***Absent***: Daniel Dunn, Anthony Leonetti, Joseph Spuhler

***Also present***: Mrs. Kate Dunn (board secretary), Mr. Robert Belasco of Stefankiewicz & Belasco, LLC and Mr. Douglass Hopper of Remington and Vernick.

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**New Business:**

**Applicant: Ship Ahoy of Wildwood, LLC 12-19Z**

**Attorney: Alan Gould, Esq.**

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This application was adjourned until the September 9th meeting. No new notice is required at this time.

**Applicant: Bank of America 06-19Z**

**Attorney: Diane Hickey-Riker, Danzig, Scherer, Hyland & Perretti**

**Engineer: Matthew Seckler, Stonefield, Engineering & Design**

Diane Hickey represents the applicant Bank of America. The property is located at 4315 Pacific Ave., Block 107, Lot 1.01 in the R/M, Residential Multi-Family Zoning District.

The applicant is proposing to build a walk-up ATM on the site. The site is currently a vacant lot.

The applicant is seeking preliminary & final site plan approval a D-1 use variance and a waiver for the quantity of flat mounted wall signs.

Diane Hickey states the property is located at 4315 Pacific Ave. She states the property is currently a vacant site and the applicant is proposing a walk-up ATM on site. She stated they will need a D-1 use variance and some waivers.

Jeff Martell from Stonefield Engineering & Design is sworn in and gives his qualification. He refers to Exhibit A-1 which is a Site & Landscaping plan. He stated that the proposed walk-up ATM will be 4ft by 9.5 ft. The ATM will be facing Pacific Ave.

Mr. Martell stated that there will be a small parking lot behind the ATM with 4 spaces, 1 of which will be ADA compliant. There will be 1 curb cut on Montgomery Ave. where there is currently a depressed curb. This will serve as the access to the ATM and parking lot. The applicant agreed to put a no left turn sign in the parking lot. There will be signage for Bank of America parking only. There will be a loss of 2 on street parking spots. There will also be landscaping to beautify the site since an ATM is not a permitted use in the zone. They will also plant evergreens to serve as a buffer.

Mr. Martell noted that there is a state statue regarding the lighting for ATMs. They will meet the state statue for the lighting. There is a 6ft fence proposed along the front yard. This fence will be outside of the site triangle.

Mr. Martell stated that they are seeking a D-1 use variance because an ATM is not a permitted use in the Zone and a waiver for the wall sign and the fence.

Mr. Porch raised a concern about the lighting of the parking spaces. Mr. Martell feels there will be sufficient light for those parking spaces.

Mr. Martell stated that there are security cameras mounted on the ATM that will have a range of 360 degrees.

Mr. Martell stated that there will be an underground storm system to deal with any water on the property.

Mr. Martell stated that the RM Zone is a residential zone and that is this is a use that will serve the near by residences. He doesn’t believe there will be any determent to the neighborhood or zone plan.

Mr. Hesley questioned about the maintenance of the machine. Mr. Martell noted that the machine is self-maintained and the landscaping up keep will be outsourced.

Douglass Hopper reviewed the engineers report. He believed the applicant had touched on all items.

No members of the public spoke on the application.

Robert Belasco gave a recap of the application.

Todd Kieninger made a motion to move forward with the vote. Timothy Blute 2nd the motion.

The application was approved with 7 Yes votes.

**Applicant: Holly Beach Public Library Assoc. 10-19Z**

**Attorney: Ron Gelzunas, Esq**

**Engineer: Vince Orlando, Engineering Design Assoc.**

Ron Gelzunas, Esq represents the applicant Holly Beach Public Library Assoc. The property is located at 100 W Schellenger Ave., Block 171, Lot 5 in the G/C, General Commercial Zoning District.

The applicant proposes to replace an existing garage & apartment with a two-family stacked building. There will be a one-bedroom unit on the 1st floor and a one-bedroom unit on the second floor.

The applicant is requesting preliminary & final site plan approval along with a D-1 use variance, C variances for minimum side yard set back and maximum density along with a few waivers.

Mr. Gelzunas stated that Harry Peak is the principle of the Holly Beach Public Library Assoc and his son, Troy Ferus is here as a representative and sworn in.

Mr. Gelzunas stated that the property is located at 100 W Schellenger Ave. and the applicant is currently in the process of renovating the property. He stated that the existing garage would be demolished. The applicant is looking to replace the garage with 2 residential units. He stated that the elevation of the 1st finished floor would meet the flood code requirements.

Matthew Hender from Engineering Design Assoc. is sworn in.

Troy Ferus gives a brief background of the property. He stated the Library has been around since 1936 and Harry is the last original member of it. In the past 10 to 15 years they have used the property as a brokerage firm. They have 3 current employees and there are no plans to change that. He stated that they had plans to renovate garage instead of demolishing it but extensive termite damage was found so it was decided that they should demolish it instead. Mr. Ferus noted that his dad currently lives in Millville and this will be a place for his dad to stay.

Mr. Ferus stated that they tore the garage down and didn’t realize they would need approval from the board until after they tore it down. He stated the 1st floor unit will be used by his dad and the 2nd floor unit will be used by himself and his family. They do not plan to rent these units out. He stated that they currently have adequate parking and the parking lot is never full.

Matt Hender stated that the applicant is seeking a use variance for multiple principle uses on one lot and for a residence on the ground floor. He stated that the ground floor residence is off of Schellenger Ave and is tucked away behind the building. Behind the property is the RM, Residential-Multifamily Zone where a ground floor residential unit is permitted.

Mr. Hender also stated that the applicant will need a C variance for minimum side yard set back where 29ft. is required and 20.4ft is being provided.

Mr. Hender doesn’t believe there will be any negative impact on the neighborhood or zone plan if these variances were to be granted.

Douglass Hopper reviewed the engineers report. The applicant has no issues with any of the comments on the engineer’s report and that the utilities for the project will be new utilities.

No members of the public spoke on the application.

Robert Belasco gave a recap of the application

Todd Kieninger made a motion to move forward with the vote. Scott Schmidt 2nd the motion. The application was approved with 7 Yes votes.

**Memorializing Resolutions:**

-The resolution for PITA Properties, LLC 07-19P was approved with 3 Yes votes. Jason Hesley, Todd Kieninger, Scott Schmidt & Denise Magilton abstained from the vote.

**Approval of Minutes:** The minutes from the July 01, 2019 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 7:15PM**

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The preceding minutes are a summary of events that occurred during this meeting on the above mentioned date in compliance with New Jersey State Statute 40:55D, 2-7-6. These minutes are not nor are they intended or represented to be a verbatim transcription taken.