

Planning/Zoning Board of Adjustment Meeting

April 1, 2019

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on April 1, 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, Jason Hesley, Joseph Spuhler, Carol Bannon, Todd Kieninger, Michael Porch, Anthony Leonetti

Absent: Denise Magilton, Daniel Dunn, Scott Schmidt

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

New Business:

Applicant: Michael Beaumont 01-19P

This application has been adjourned until May 6, 2019 at 6pm. No further noticing is required at this time.

Applicant: Icona Laundry 02-19Z

Attorney: Frank Corrado, Esq.

This application has been adjourned until June 3, 2019 at 6pm. No further noticing is required at this time.

Applicant: Icona Laundry 03-19Z

Attorney: Frank Corrado, Esq.

This application has been adjourned until June 3, 2019 at 6pm. No further noticing is required at this time.

Applicant: ARAC Investments, LLC 05-19P

Attorney: Ron Gelzunas, Esq

Planner: Linda Montanile-Smith, Architect

The applicant is represented by Ron Gelzunas, Esq. The property is located at 204 W Poplar Ave., Block 233, Lot 15 in the R-1, Low Density Residential Zoning District.

Currently the property is a vacant lot that was created via a minor subdivision approval No. 16-16Z on December 5, 2016. The applicant proposes to construct a side by side duplex.

The applicant is requesting C variances for minimum side yard set back for bump outs & eaves and minimum front yard set back for 1st floor stairs/steps. The applicant is also requesting a waiver from providing contours.

Mr. Gelzunas gives a brief description of the property.

David Schwartz is the owner of the property and is sworn in. He stated that he will be constructing a duplex on the vacant lot. He currently has a single-family home on the lot next to this that he uses for a summer home. He stated that he got approval to build a duplex back in December of 2016. He stated he is seeking some additional approvals for the roof overhang and stairs in the front yard setback.

Linda Montanile-Smith is a licensed New Jersey architect. She is sworn in. She stated that the proposed duplex was designed to the City's 2016 Zoning Ordinance. However, some of the zoning regulations has since changed. She stated that the structure will be located 15ft from the property line where only 10ft. is required.

Ms. Montanile-Smith testified that the front stairs will encroach into the setback. While the house itself is set back 15 ft., the applicant is requesting a variance for minimum front yard set back because of the stairs. The front yard set back will be 4.75ft due to the stairs. She stated that the neighboring buildings are consistent with this set back. She noted that since this will be an elevated home due to current flood regulations, there has to be more stairs. She noted that the ground floor is storage and intended for parking.

Chairman Porch noted that the front yard set back requirements were increased to address safety concerns. He suggested moving the house back a couple feet so that the stairs wouldn't be so far into the setback.

David Schwartz gives a background of him and his property next door and stated he would like to leave the rear yard if he can.

Ms. Montanile-Smith stated that the applicant was previously approved to permit a 10ft. side yard set-back. However, due to an overhand eve, the applicant is requesting a side yard setback of 9ft.

After the discussions with the board, the applicant agreed to move the house back in the rear 2.5 ft. and recess the garage door so that the stairs are moved back as well and that will result in a 7.25 ft. front yard setback.

Ron Gelzunas gave a summary of the application and noted that the he believes the deterrents outweigh the deterrents and there are no substantial deterrents to the zoning ordinance or neighborhood.

Raymond Roberts reviewed the engineers report. He asks the architect to go through the changes again.

Ms. Montanile-Smith states that the rear yard set back will be 12.5 ft where as 15ft. is required. The front yard set back will be 7.25ft. where as 10 ft. is required and the side yard set back is 9ft. where as 10ft. is required.

There were no members of the public that spoke on the application.

Robert Belasco did 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.

Memorializing Resolutions:

The resolution for Cape Assist 04-19Z was approved with 5 Yes votes. Todd Kieninger and Commissioner Leonetti abstained from the vote.

Approval of Minutes: The minutes from the March 04, 2019 meeting were approved. All were in favor.

MEETING ADJOURNED AT 6:52PM

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.

