**Planning/Zoning Board of Adjustment Meeting**

July 2, 2018

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on July 2, 2018 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, Michael Porch, Carol Bannon, Joseph Spuhler

***Absent***: Daniel Dunn, Dorothy Gannon, Anthony Leonetti, Todd Kieninger, Denise Magilton

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

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**New Business:**

**Applicant: Shamrock Beef & Ale, LLC 13-17Z Amended**

**Attorney: Alan Gould, Esq.**

**Architect: Louis DiGregorio**

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Alan Gould represents the applicant Shamrock Beef & Ale, LLC. The property is located at 3700 Pacific Ave., Block 164, Lots 28.01, 14.02 & 13.03. The property is located in the T/E, Tourist/Entertainment Zoning District.

The applicant is requesting to use a pirate ship to provide 16 additional seats for patrons and to add to the tiki bar theme that was previously approved by resolution 13-17Z issued on August 7, 2017.

The applicant is requesting a minor site plan revision and a waiver from the parking requirements.

Alan Gould stated that there are no changes to the original site plan and that the applicant is requesting to have a pirate ship placed on the property. More specifically, the pirate ship will be part of the tiki bar that was previously approved. He stated that the ship will result in the loss of parking spaces.

Thomas Gerace is the owner of the property and was sworn in. He explains the idea of the boat to fit in with theme of the property.

Mr. Gould stated that there are currently 29 parking spaces and they will be losing 4 of those parking spots for the boat seating. There will be a total of 25 parking spaces. He stated that most of the customers are walk-ins and that there is another parking lot across the street that customers could utilize if necessary. However, the applicant feels that 25 parking spaces is sufficient and there will be no harm in losing the 4 parking spaces.

Raymond Roberts reviews the engineers report including the how service will take place to the boat area.

No members of public spoke on the application.

Robert Belasco did a recap of the application.

Timothy Blute made a motion to move forward with the vote. Carol Bannon second the motion.

The amended application was approved with 5 Yes votes.

**Applicant: WaWa Inc. 09-18P**

**Attorney: Tyler T. Prime Esquire for Prime Law**

**Engineer: Ronald Klos, Jr. P.E. for Bohler Engineering, Inc.**

Tyler Prime represents the applicant WaWa Inc. The property is located at 418 W Rio Grande Ave., Block 36, Lot 24 in the GC, General Commercial Zoning District.

The applicant proposes to replace the 10 existing 3MPD pumps with 3+1 dispensers to include diesel fuel. They propose to install 1- 22,000-gallon underground storage tank to provide diesel fuel.

The present use is a convenience store with the sale of fuel.

The applicant has requested no new variances. There are no waivers required. The applicant is seeking preliminary & final site plan approval.

Tyler Prime described the proposed application as adding diesel fuel to the site by replacing the existing fuel pumps that provide 3 grades of fuel to pumps that will provide diesel fuel and the 3 grades of fuel.

Mr. Prime stated that the fuel will not to be service tractor trailers. It will be used for commercial trucks and retail sales. There will be no other site work other than adding an underground storage tank. The fuel tanks will remain and they will diesel.

Ronald Klos, Jr. from Bohler Engineering is a P.E. and is sworn in. He stated that the work will begin on the site after Labor Day. He stated that there are 2 existing non-conformities that will remain. He noted that the sign will get refaced. He noted that during construction, they will fence off the area that is under construction and it will be about a 3-week project. The tanks will shut down for about a week or week and a half. He referenced Exhibit A-1 which was a diagram of the tanks.

Chairman Porch questioned the aesthetics and location of the vent stack.

Raymond Roberts reviewed the engineers report.

No members of the public spoke on the application.

Robert Belasco did a recap of the application

Timothy Blute made a motion to move forward with the vote. Carol Bannon second the motion.

The application was approved with 5 Yes votes.

**Memorializing Resolutions:**

The resolution Endorsing and Recommending an Amendment to The City of Wildwood’s Land Development Ordinance was approved with 5 yes votes.

A resolution for S&T Developing, LLC was approved with 5 Yes votes.

**Approval of Minutes:** The minutes from the June 04, 2018 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 6:37PM**

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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.