**Planning/Zoning Board of Adjustment Meeting**

March 5, 2018

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on March 5, 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, Todd Kieninger, Jason Hesley, Joseph Spuhler, Carol Bannon, Dorothy Gannon, Michael Porch

***Absent***: Denise Magilton, Anthony Pantalone, Daniel Dunn

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

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**New Business: Appointment of Board Attorney**

Timothy Blute made a motion to appoint Robert Belasco, Esq. of Stefankiewicz & Belasco, LLC as the Board Solicitor for the year 2018. Carol Bannon 2nd the motion. The appointment was approved with 7 Yes votes.

**Applicant: Amos, LLC 02-18P**

**Attorney: Ron Gelzunas, Esq.**

**Architect: Louis DeLosso, AIA, PP**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Ron Gelzunas represents the applicant Amos, LLC. The property is located at 5000 Pacific Ave., Block 31 & Lots 28.02 & 15. The property is located in the G/C, General Commercial Zoning District.

The applicant proposes to divide the first floor into commercial units and construct 3 residential dwelling units be will be constructed.

The applicant is requesting a waiver for site plan approval along with a conditional use variance and D-5 density variance. Lot area & lot coverage are existing non-conformities.

Ron Gelzunas stated that AMOS, LLC are the current owners for the Pink Cadillac, Pasta Pesto & the Marvis Diner.

The property is a currently a vacant building that was previously the store Silens. The owners plan to renovate the interior & exterior of the building.

Louis DeLosso, Professional Planner was sworn in along with Milton Bararos, a principle of the property.

Mr. DeLosso described the current conditions of the property. He stated it is a 3-story building on the north side of the building and 1 story building on the south side. There is existing parking to the rear & south that consists of 14 on site parking spaces. The current building is vacant and was previously Silens store on the 1st floor, 2nd was used as storage and the 3rd floor was a residential unit.

Mr. DeLosso stated that the 1st floor is below the current base flood elevation and they plan to bring the building into compliance. He made reference to Exhibit A-1 which shows the proposed 1st floor plan. He stated there will be 2 retail spaces on the 1st floor. There will also be a handicap accessible bathroom and a separate storage unit for each commercial unit. They also plan to convert the existing storage space on the 1st flood to a 2 car garage.

Mr. DeLosso noted there will be no additions to the building. He also stated there will be new windows and some of the current windows will be removed for flood purposes.

Mr. DeLosso stated that on the 2nd floor, the applicant is purposing 2 residential units. One unit will be 845 sq. ft. and the 2nd unit will be 772 sq. ft. Each unit will be 3 bedrooms.

Michael Porch (chairman of the board) states that the minimum square footage for apartments per the city ordinance is 1500 sq. ft.

Mr. DeLosso stated on the 3rd floor will be the owner’s quarters. The owner’s quarters will be 1648 sq. ft. He also stated that there is no requirement for parking for residential units above commercial units. The owner’s plan to live & occupy the property. The parking requirement for the retail space is only 10 spaces and they currently have 14 so they meet the parking requirement. He also noted that the building will need to be sprinklered.

Mr. DeLosso stated they will need a conditional use variance for residential units above commercial and that the 2 existing lots will merge into one lot. The lot coverage is pre-existing non-conforming but there will be no increase to the lot coverage.

Mr. DeLosso believes there will be no determent to the zoning ordinance or public good and granting of the variances will promote the purposes of zoning.

Jason Hesley from the board questioned whether the applicant had potential renters for the commercial space. The applicant stated that it will be family rented.

Todd Kieninger from the board asked about the trash. They applicant is willing to make a trash area inside the building as a condition of approval,

Raymond Roberts reviewed the engineer’s report including parking, buffer zones and the deed of consolidation.

No members of the public spoke on the application.

Jason Hesley made a motion to move forward with the vote. Joseph Spuhler 2nd the motion.

The application was approved with 6 Yes vote and 1 No vote.

**Applicant: ISHA Hotel, LLC 04-18Z**

**Attorney: Alan Gould, Esq.**

Per the request of the applicant, the application has been adjourned until May 7, 2018. No further noticing will be required.

**Applicant: Rajagopal Ramchandran & Bagyalakshmi Iyer 03-18P**

**Attorney: Christopher Gillin-Schwartz**

**Engineer: Guzzi Engineering Ass.**

Christopher Gillin-Schwartz represents the applicant Rajagopal Ramchandran & Bagyalakshmi Iyer. The property is located at 3719 Pacific Ave., Block 165, Lot 1. The property is located in the T/E-Tourist Entertainment Zoning District.

The applicant proposes to subdivide the property into 2 lots with the intent of building a duplex on each lot.

The applicant is requesting approval for minor subdivision, major site plan, a D-use variance along with bulk variances for lot area, lot frontage & lot width.

Mr. Gillin-Schwartz states that the current property is a vacant lot. He refers to Exhibit A-1 which are site photographs. He states that the applicant is requesting to subdivide the lot which is currently 90x100 ft. into 2 45x90 ft. lots. The applicant then proposes to build a duplex on each lot.

Mr. Gillin-Schwartz stated that in the T/E zone, commercial space is required on the 1st floor and therefore, they will also be requesting a use variance.

Mrs. Iyer and Dante Guzzi are sworn in.

Mrs. Iyer stated that in May of 2017 she purchased the property through and auction. She further states that in looking in area of where the property is located on Pacific Ave., you will see that there are many vacant commercial uses

Mr. Guzzi refers to exhibit A-2 which is the minor subdivision plan. He stated that the property is a corner lot which is currently 90x100 ft and again the applicant would like to subdivide and build 2 duplexes. One duplex will front on Pacific Ave. and the other duplex will front on Garfield Ave. He noted that the lot fronting on Pacific Ave is in a commercial zone but the lot fronting on Garfield Ave is a residential zone.

Mr. Guzzi stated that the plan was designed using the R/M-Residential/Multi-family standards for off street parking as the R/M zone is adjacent to the property.

Mr. Guzzi doesn’t see any determent to the public good or zoning ordinance and believes that this promotes the purposes of zoning.

Raymond Roberts reviews the engineers report including the zoning and stacked parking.

Members of the public:

Wally Lerro who owns the Bolero on Atlantic Ave. and The Deck on Pacific Ave. He also is a part of the BID(Business Improvement District). He stated they have been working for years on Pacific Ave. and there shouldn’t be any residential on Pacific Ave. He is not in favor of the project.

Steve Paglione who has 3 stores adjacent to the lot and Romeo’s Pizza on Pacific Ave. He is not in favor of the project and states that it is in the wrong place.

Tom Gerace the owner of the Shamrock across the street stated that if the project was approved that it would be the beginning of the end. He is also not in favor of the project.

Catina Simmons is also part of the BID and owns the building next to the property stated it doesn’t make sense to put residential on Pacific Ave. She is also not in favor of the project.

Robert MacBride is the general manager at the Shamrock is also not in favor of the project.

Robert Belasco did a recap of the application.

Todd Kieninger made a motion to move forward with the vote and Jason Hesley 2nd the motion.

The application was denied with 5 No votes and 2 Yes votes.

**Memorializing Resolutions:**

The resolution for City of Wildwood Ordinance 1101-18 was approved with 5 Yes votes. Dorothy Gannon & Michael Porch abstained from the vote.

The resolution for Stewarts at the Beach, LLC 01-18P was approved with 5 Yes votes. Dorothy Gannon & Michael Porch abstained from the vote.

The resolution for the Master Plan Re Examination was approved with 5 Yes votes. Dorothy Gannon & Michael Porch abstained from the vote.

The resolution approving the contract of Robert Belasco was approved with 5 Yes votes. Dorothy Gannon & Michael Porch abstained from the vote.

**Approval of Minutes:** The minutes from the February 5, 2018 meeting were approved. All were in favor.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**MEETING ADJOURNED AT 7:30PM**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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.