

Planning/Zoning Board of Adjustment Meeting

August 2, 2021

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on August 2, 2021 by Robert Belasco, Esq at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Robert Belasco led the Pledge of Allegiance.

Robert Belasco read the Open Public Meetings Act.

Roll Call:

Present: Joseph Spuhler, George Clark, Phil Swetsky, Nick Fluharty, Jason Hesley, Krista Fitzsimons

Absent: Brian Evans, John Bruno, Pasquale Arcuri, Todd Kieninger, Steve Mikulski

Also present: Mrs. Kate Dunn (board secretary), Mr. Robert Belasco of Stefankiewicz & Belasco, LLC, Mr. Doug Rohmeyer of CME Associates.

New Business:

Applicant: Kamal Ghobryal 15-21Z

Attorney: Brian Callaghan, Esq.

Per the applicant's request, this application was adjourned and will be heard at the September 13th meeting. No further notice is required at this time.

Applicant: Scott & Jane VanZandt 16-21Z

Attorney: Alan Gould, Esq.

Per the applicant's request, this application was adjourned and will be heard at the October 4th meeting. No further notice is required at this time.

Applicant: James & Victoria Kelly 14-21P

Attorney: Paul Kapish, Esq.

Engineer: DeBlasio & Associates

Paul Kapish represents the applicant James & Victoria Kelly. The property is located at 4301 Mediterranean Ave., Block 101 Lot 21 in the R-1, Low Density Residential Zoning District.

Mr. Kapish stated that the property is located at 4301 Mediterranean Ave. The property is currently a vacant 100ft x 100ft lot. The applicant is seeking approval for a minor subdivision to create two 50ft x 100ft lots.

Hal Noon from DeBlasio & Associates was sworn in.

Mr. Noon stated that the property is located on the southeast corner of Mediterranean and Baker Ave., Block 101, Lot 21 in the R-1 Zoning District. He stated that the applicant is requesting approval for a subdivision to create 2 lots, lots 22 & 23. No variances are being requested and any new construction on the lots will comply with the bulk standards.

Doug Rohmeyer reviewed the engineers report and the applicant agreed to all items listed on the engineer's report.

No members of the public spoke on the application.

Robert Belasco did a recap of the application.

George Clark made a motion to move forward with the vote. Krista Fitzsimons 2nd the motion.

Applicant: Gary DeMarzo 17-21Z

Attorney: Raymond Went, Jr., Esq.

Raymond Went represents the applicant, Gary DeMarzo.

Mr. Went stated that Mr. DeMarzo is filing an appeal from the Zoning Officer's determination to issue a construction permit to the owners of 501 W Tacony Rd., Block 74 Lot 40.

Mr. Went referred to exhibits A-1 to A-8. He stated that the property in question has 40ft of frontage on Tacony and 40ft and 60ft of frontage on Hudson Ave. Mr. Went stated that the Persias were issued a zoning and construction permit on May 21, 2021 to construct a new single-family home.

Mr. Went stated that the City's Land use ordinance provides that a single-family dwelling constructed within the WR-1 zone are required to contain a minimum of 60ft of frontage.

Mr. Went reviewed the definitions of corner lot and lot frontage as defined in the ordinance. He stated that the subject property contains two frontages and that by ordinance requires the lot frontage to be on Tacony Rd. as that is the smallest frontage.

Based on the current ordinance, Mr. Went stated that the Zoning permit was issued without basis and law.

Steve Booy, Zoning Officer for the City was sworn in. He stated that the permits were issued on May 20, 2021 and May 21, 2021.

Mr. Booy referred to the definitions of lot frontage and corner lot as defined in the City's Ordinance. He stated that he and his predecessors have allowed individuals to select the lot frontage. He noted that Mr. DeMarzo benefited from the same interpretation.

Jason Hesley made a motion to move forward with the vote. Nick Fluharty 2nd the motion.

The appeal was denied with 4 No votes.

Memorializing Resolutions:

The resolution for Lori Lane 13-21Z was approved with 5 Yes votes.

The resolution for Steven Sticco 12-21Z was approved with 5 Yes votes.

The resolution for the City of Wildwood Ordinance No. 1207-24, Land Use Development was approved with 5 Yes votes.

Approval of Minutes: The minutes from the July 12, 2021 meeting were approved with 5 Yes votes.

MEETING ADJOURNED AT 7:11PM

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.