

# Planning/Zoning Board of Adjustment Meeting

June 7, 2021

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on June 7, 2021 by Chairman Kieninger at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Kieninger led the Pledge of Allegiance.

Vice-Chairman Schmidt read the Open Public Meetings Act.

## **Roll Call:**

**Present:** Joseph Spuhler, George Clark, Phil Swetsky, Nick Fluharty, Krista Fitzsimons, Pasquale Arcuri, Todd Kieninger, Steve Mikulski, Krista Fitzsimons

**Absent:** Brian Evans, John Bruno, Pasquale Arcuri

**Also present:** Mrs. Kate Dunn (board secretary), Mr. Robert Belasco of Stefankiewicz & Belasco, LLC and Mr. John Hess of CME Associates.

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## **New Business:**

**Applicant:** B.L. Development, LLC 09-21Z

**Attorney:** Jeffrey Barnes, Esq

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Per the applicant's request, this application was adjourned and will be heard at the July 12<sup>th</sup> meeting. No further notice is required at this time.

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**Applicant:** Frontgate Holdings, LLC 10-21P

**Attorney:** John Amenhauser, Esq

**Engineer:** Joseph Maffei, P.E.

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John Amenhauser, Esq. represents the applicant Frontgate Holdings, LLC. The property is located at 326 W. Poplar Ave., Block 232, Lot 1 in the R-1, Low Density Residential Zoning District.

Mr. Amenhauser stated that the applicant is Frontgate Holdings, LLC. The applicant is looking to raise the existing single-family home and construct a new garage and 1<sup>st</sup> floor living area.

Matthew Hender from EDA is sworn in.

Jennifer Donnelley is the owner of the property and is also sworn in.

Mr. Hender stated that the property is a single-family dwelling located on the southeast corner of Poplar and Hudson Avenue.

Mr. Amenhauser reviewed the variance being requested in connection with the application. The applicant will need a variance for front yard setback, building height, rear yard setback, maximum footprint for accessory structures and distance to other buildings from an accessory structure.

Mr. Hender stated that the application is looking to raise the existing structure, construct a 2-car garage, construct a new kitchen/living room on the 1<sup>st</sup> floor and then put the existing structure back on top.

Mr. Hender stated that he believes several purposes of zoning are advanced including safety and adequate light, air and open space. He doesn't believe there will be any substantial detriment to the public good or zoning ordinance. The applicant will agree to all conditions on the Engineers letter. All existing variances will remain as is and not be exacerbated. The overall height will be 35ft and will meet the requirements.

The owner stated that she resides as the property and that they don't have a start date yet for construction.

John Hess reviewed the Engineers report and clarified that the structure will be a 4-bedroom dwelling.

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. Jason Hesley 2<sup>nd</sup> the motion.

The application was approved with 8 Yes votes.

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**Applicant:** Eric & Michelle Fredericksdorf 11-21Z

**Attorney:** Ron Gelzunas, Esq.

**Architect:** Matthew Sprague Design, LLC

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Ron Gelzunas, Esq. represents the applicant Eric & Michelle Fredericksdorf. The property is located at 109 W. Maple Ave., Block 216, Lot 19 in the R-1, Low Density Residential Zoning District.

Mr. Gelzunas stated that the existing property is a 2-unit stacked dwelling with currently no off-street parking spaces. The lot is 30 ft x 90ft. The applicant is purposing to demolish the existing structure and construct a new 2-unit stacked dwelling.

Matthew Sprague, Architect for the project was sworn in.

Eric Fredericksdorf, owner of the property was also sworn in.

Mr. Sprague stated that the current property is a 2-story duplex in need of repair that has no off-street parking. He stated that the proposed structure would have a garage/storage space on the ground floor and then 2 floors of living space above. The 1<sup>st</sup> floor would consist of an owner occupied 3-bedroom unit and the 2<sup>nd</sup> floor would be a 2-bedroom unit.

The applicant has requested a use variance to permit a stacked 2-family dwelling which is not permitted in the R-1 Zone, a variance for minimum lot area, minimum lot frontage, side yard setbacks, rear yard setbacks, maximum principal building coverage, maximum density and a waiver to obtain site plan approval.

Mr. Sprague stated the applicant is proposing 3 parking spaces, 1 in the garage and 2 in front of the garage.

Mr. Sprague believes that the proposed structure will be a significant improvement from what is there and advance several purposes of zoning including safety and a more desirable visual. He doesn't believe that there will be any substantial determent to the neighborhood or zoning ordinance.

John Hess reviewed the engineers report including buffers and landscaping. The applicant agreed to comply with all the conditions on the Engineers report.

**Members of the Public:**

Geraldine Hacker from 116 W. Glenwood Ave. was concerned about the Maple tree located in the rear yard and thought it should be removed.

Ernest Grosch from 116 W. Glenwood Ave was also concerned about the Maple tree in the rear yard.

As a condition of approval, the applicant agreed to remove the maple tree in the rear yard.

William Parkhill from 107 W. Maple Ave. was also concerned with the tree in the back yard.

Public comment is closed.

Robert Belasco did a recap of the application.

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**Memorializing Resolutions:**

The resolution for CMM Builders, Inc. 07-21P was approved with 5 Yes votes. Jason Hesley abstained from the vote.

The resolution for Michael Stetter & Tina Keller 08-21Z was approved with 5 Yes votes. Jason Hesley abstained from the vote.

The resolution for the City of Wildwood, Prohibiting the Operation of Class of Cannabis Businesses was approved with 6 Yes votes.

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**Approval of Minutes:** The minutes from the May 3, 2021 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 7:09PM**

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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.