

Planning/Zoning Board of Adjustment Meeting

February 1, 2021

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on February 1, 2021 by Vice-Chairman Schmidt at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Vice-Chairman Schmidt led the Pledge of Allegiance.

Vice-Chairman Schmidt read the Open Public Meetings Act.

Roll Call:

Present: Jason Hesley, Scott Schmidt, Joseph Spuhler, John Bruno, George Clark, Krista Fitzsimons, Phil Swetsky, Nick Fluharty, Pasquale Arcuri

Absent: Brian Evans, Nick Fluharty, Todd Kieninger, Steve Mikulski

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

New Business:

Applicant: Scott Peter 19-20P

The applicant is Scott Peter who is self-represented. The property is located at 4200 Susquehanna Ave., Block 112, Lots 13.03, 13.04 & 280.3 in the R-2, Moderate Density Residential Zoning District.

The applicant proposes to consolidate the 3 existing lots and subdivide into 3 new lots. The applicant is seeking approval for a minor subdivision along with C variances for lot frontage, lot coverage and front yard setback.

Two of the new lots will be 53.33ft x 100ft. and the third lot will be 53.34ft. x 100ft. On each of the lots, the applicant is proposing to building a side-by-side townhouse style duplex.

Mr. Peter stated that there was a prior approval for 8 flat style condos units but he feels that his proposal is a much better fit. He stated that the doesn't see any deterrent to the neighborhood or Zoning Ordinance. He feels it will be a great improvement to the neighborhood.

After a question from the board, Mr. Peter noted that each townhouse will be approximately 20.75 ft. He stated that the structures will be oriented towards Susquehanna Ave. The corner lot has frontage along Susquehanna & Roberts Ave. The corner lot will need a variance for front yard setback.

John Hess reviewed the Engineers report.

No members of the public spoke on the application

Robert Belasco did a recap of the application.

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

The application was approved with 7 Yes votes.

Applicant: Wall Street Holdings 1, Inc. 01-21P

Attorney: Ron Gelzunas, Esq

Engineer: James Clancy

The applicant is represented by Ron Gelzunas, Esq. The property is located at 222 E Schellenger Ave., Block 173, Lots 7, 21 & 27 in the T/E, Tourist Entertainment Zoning District.

The applicant is seeking Preliminary and Final Major Site Plan approval to demolish the existing buildings and construct a 5 story Comfort Suites hotel.

Ron Gelzunas stated that the principle of the Wall Street Holdings 1, Inc. is Dino Sebastiani and he came in for a concept review last June. The applicant is proposing to build a 96-unit Comfort Suites Hotel. He noted that the property is located in the T/E Zone.

Steven Youchak is a VP of Choice Hotels in the northeast gave his credentials for the board and was sworn in. Mr. Youchak stated that the Comfort Suites would attract visitors. He briefly discussed the choice rewards program where guests would earn a certain number of points for each stay and use them for rewards.

James McMullan, architect for the project, gave his credentials for the board and was sworn in. Mr. McMullan reviewed the site plan that was submitted and noted that parking was an issue. He also reviewed the floor plans where as there will be a pool and 77 parking spaces on the ground level. The 2nd floor will have the lobby, a great rom, the breakfast area and 24 units.

The 3rd floor will have a meeting room, outdoor patio area and 24 units. The 4th & 5th floors will contain 24 units.

Mr. McMullan stated that the rooms sizes will range from 418 sq ft. to 680 sq. ft. The king suites will have cooking units which includes a microwave, coffee pot, a small cook top and a sink. He noted that the color scheme will be tan, gray, and orange/red.

James Clancy from H.C.E. & S., LLC Consulting Engineers gave his credentials for the board and was sworn in.

Mr. Clancy went over the variances needed as indicated on page 3 of the Engineers report. Those variances will include front yard setback, side yard setback, rear yard setback, lot coverage, to permit the trash enclosure to be located in the front yard, the permit the pool to be located less than 8ft from the property line, a waiver for stormwater management, a waiver for fence height and a waiver for number of parking spaces.

Mr. Clancy talked about deliveries and there will only be trucks for delivery on site once or twice a week. They will not have any major deliveries as most of the work is done on site. He doesn't feel there is a need for a loading zone. He stated that the signage will comply with the ordinance or they will have to come back to the board for approval. The applicant is willing to comply with items in section E of the engineer's report.

Mr. Clancy believes that the applicant is creating a situation that is more beneficial than a night club or restaurant. He believes that the project is less impactful to the neighborhood than what is existing. He doesn't believe there will be any negative impact on the neighborhood and the benefits outweigh the deterrents. He stated this is a year-round facility that will be of service to the Convention Center in the off season.

Mr. Clancy talked about the parking and that the applicant intends to lease spots in the area to accommodate his guests and in the long term would like to acquire more property in the area to use for parking. The applicant would also like to acquire more property in the area and expand the number of units by 30 or 40. The applicant is planning on the demolishing the existing buildings as soon as possible. The applicant will provide bike storage.

Rocco Sebastiani was sworn in. He stated that the timeline to build the project is 18 months.

John Hess reviewed the Engineer's report.

Members of the Public:

Taylor Henry was asking if the DooWop style will be incorporated in the building.

Public comment was closed.

Robert Belasco did a recap of the application.

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

The application was approved with 8 Yes votes.

Memorializing Resolutions:

The resolution for Sciarra Properties, LLC 20-20Z was approved with 6 Yes votes. Krista Fitzsimons & Pasquale Arcuri abstained from the vote.

The resolution for Midtown Properties, LLC 21-20Z was approved with 6 Yes votes. Krista Fitzsimons & Pasquale Arcuri abstained from the vote.

Approval of Minutes: The minutes from the January 4, 2020 meeting were approved. All were in favor.

MEETING ADJOURNED AT 8:00PM

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.