

# Planning/Zoning Board of Adjustment Meeting

July 12, 2021

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on July 12, 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

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

**Also present:** Mrs. Kate Dunn (board secretary), Mr. Robert Belasco of Stefankiewicz & Belasco, LLC, Mr. Doug Rohmeyer of CME Associates and Mr. Ryan McGowan from Remington & Vernick Engineers.

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## **Appointing a Vice-Chairman:**

Nick Fluharty nominated Phil Swetsky for Vice-Chairman. Jason Hesley 2<sup>nd</sup> the nomination. Phil Swetsky was approved as the Vice-Chairman for the remaining portion of 2021 with 4 Yes votes.

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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 September 13<sup>th</sup> meeting. No further notice is required at this time.

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**Applicant:** Lori Lane

**Attorney:** Ron Gelzunas, Esq.

**Engineer: Dante Guzzi, Engineering Associates**

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Ron Gelzunas, Esq represents the applicant, Lori Lane. The property is located at 340 W. Burk Ave., Block 69 Lot 16, in the R-2, Moderate Density Residential Zoning District.

Mr. Gelzunas stated that the property is located at 340 W. Burk Ave. and is 7,000 square ft. It is a corner property located at Burk and Hudson Avenue. He stated that currently there is a 2-story house and a detached garage located on the property. The applicant is proposing to add a 2<sup>nd</sup> floor on the detached garage to create a living unit.

John Helbig from Dante Guzzi Engineering was sworn in. Mr. Helbig stated that he did the land survey and variance plan.

Mr. Helbig stated that the property is in the R-2 Zone and that the house fronts on Burk Ave. and the garage fronts on Hudson Ave. He stated that the Applicant is proposing to expand the existing detached garage in order to construct a second floor living space.

Mr. Helbig advised the board that the applicant requesting a D-1 use variance in order to permit two principal uses on one site. He stated that the off-street parking will be maintained and they will have three off street parking spaces.

Mr. Helbig stated that the applicant is requesting a variance for minimum rear yard setback for the principal building and for minimum side yard setback for the principal building. The applicant will also require a waiver for stacked parking.

Mr. Helbig believes that the Applicant's proposal is consistent with the surrounding neighborhood and doesn't believe there is will any substantial deterrent to the neighborhood or zoning ordinance. He believes it promotes several purposes of zoning including providing adequate light, air and open space.

Lori Lane, owner of the property, was sworn in. She stated that she plans to use the 2<sup>nd</sup> unit for family and that the unit will have separate utilities.

Ryan McGowan from Remington & Vernick reviewed the Engineers report and asked if the applicant would be demolishing the existing garage. The applicant stated that it would probably be a full demo.

No members of the public spoke on the application.

Robert Belasco, Esq. did a recap of the application.

Jason Hesley made a motion to move forward with the vote. George Clark 2<sup>nd</sup> the motion.

The application was approved with 5 Yes votes.

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**Applicant: Steven Sticco 12-21Z**

**Attorney:** John Amenhauser, Esq.

**Architect:** Stanley Tasey

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John Amenhauser, esq represents the applicant, Steven Sticco. The property is located at 110 W. Youngs Ave., Block 126, Lot 28 in the R-2, Moderate Density Residential Zoning District.

Mr. Amenhauser stated that the applicant is proposing to construct a 3-story residential structure with a garage/storage space on the ground level, 1 unit on the 1<sup>st</sup> floor and 1 unit on the 2<sup>nd</sup> floor. Mr. Amenhauser stated that the applicant will require variances for lot area, lot frontage, lot width, minimum side yard setbacks, rear yard setback, density, and a waiver for number of parking spaces required.

Stan Tasey, Architect on the project was sworn in.

Mr. Tasey stated that the currently the property is an undersized vacant lot. He believes that the project will promote the purposes of zoning including a desirable visual. He doesn't believe that if the variances were granted that there would be a substantial detriment to the public good or zoning ordinance. He stated that the lot would sit vacant if the variances were not granted.

Mr. Tasey stated that the applicant will comply with all the conditions on the Engineer's report.

Doug Rohmeyer reviewed the Engineers report including that the building will be flood compliant and drainage. He confirmed that there will be 4 bedrooms per unit. He believes there is adequate off-street parking and no off-street parking will be affected.

Public Comment:

Kathy Fulginiti from 410 W. Cedar Ave. wanted to see what the building would look like.

Public comment is closed.

Robert Belasco did a recap of the application.

Jason Hesley made a motion to move forward with the vote. George Clark 2<sup>nd</sup> the motion.

The application was approved with 5 Yes votes.

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#### **Memorializing Resolutions:**

The resolution for Frontgate Holdings, LLC 10-21P was approved with 5 Yes votes.

The resolution for Eric & Michelle Fredericksdorf 11-21P was approved with 5 Yes votes.

The resolution for the City of Wildwood Ordinance No. 1205-21, Planning/Zoning Board fees was approved with 5 Yes votes.

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**Approval of Minutes:** The minutes from the June 7, 2021 meeting were approved with 5 Yes votes.

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**MEETING ADJOURNED AT 7:11PM**

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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.