

# Planning/Zoning Board of Adjustment Meeting

February 18, 2021

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on February 18, 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.

Chairman Kieninger read the Open Public Meetings Act.

## **Roll Call:**

**Present:** Jason Hesley, Scott Schmidt, Joseph Spuhler, John Bruno, George Clark, Phil Swetsky, Todd Kieninger

**Absent:** Brian Evans, Nick Fluharty, Steve Mikulski, Krista Fitzsimons, Paquale Arcuri

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

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## **New Business:**

### **Redevelopment Plan for 3601-3615 Pacific Ave.**

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Louis Joyce presented gave a brief presentation of the Preliminary Investigation Report for Redevelopment Area for 3601-3615 Pacific Ave., Block 173, Lots 1.01 & 1.02.

The board voted to recommend to the governing body, that the Study Area meets the criteria and should be designated as an area in need of Redevelopment.

No members of the public about the Redevelopment Plan.

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**Applicant:** Catdaddies II, LLC 02-20Z Amended

**Attorney:** Ron Stagliano, Esq.

**Engineer: Vincent Orlando-EDA**

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The applicant is represented by Ron Stagliano, Esq. The property is located at 4600 Ocean Ave, Block 74, Lot 15 in the H/M, Hotel/Motel Zoning District and 233 E. Burk Ave., Block 85 Lot 9 in the RM, Residential Multi-Family Zoning District.

The applicant received Preliminary Site plan Approval to renovate the existing building, add additional units and have 233 E. Burk Ave serve as the parking lot for the hotel. The applicant is now requesting Final Site Plan approval for the project.

Gerald Blackman, architect on the project was sworn in. He stated that he utilized the same plans for the final site plan approval as he did for the preliminary approval.

Matt Hender from EDA was also sworn in. He stated that the only changes made to the final plans were to address the comments on the review letter from the Board Engineer. The design and layout remain the same.

Dave Barry reviewed the Engineers report.

After a question from the Board, Mr. Chiolo, owner of the property stated that he lost 22 units in a recent storm and needs to start renovating those particular units immediately. The Demo of the cottages won't happen until phase 3 which won't be until at least 2022.

It was noted that no public notice was sent out or required.

Members of the Public:

Joseph Contino asked about a timeline.

Robert Belasco reviewed the application.

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

The application was approved with 6 Yes votes.

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**MEETING ADJOURNED AT 6:30PM**

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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.