

Planning/Zoning Board of Adjustment Meeting

09/10/18

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on September 10, 2018 by Chairman Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Porch led the Pledge of Allegiance.

Chairman Porch read the Open Public Meetings Act.

Roll Call:

Present: Timothy Blute, Jason Hesley, Anthony Leonetti, Michael Porch, Todd Kieninger, Carol Bannon, Denise Magilton

Absent: Dorothy Gannon, Joseph Spuhler, Daniel Dunn

Also present: Mrs. Kate Dunn (board secretary), Mr. Robert Belasco of Stefankiewicz & Belasco, LLC and Mr. Raymond Roberts of Remington and Vernick.

New Business:

Applicant: Mohammed Easmael 10-18P

Attorney: Christopher Baylinson, Esq.

Christopher Baylinson, Esq. represents the applicant Mohammed Easmael. The property is located at 417 E Glenwood Ave., Block 229, Lot 9. The property is located in the T/E, Tourist/Entertainment Zoning District.

This site is presently used as a private, gravel, parking lot. The parking lot is currently used for parking associated with Boardwalk retail stores at 2912 Boardwalk.

The applicant proposes to install artificial turf over a portion of the existing gravel parking lot for rental and bicycle display. The remainder of the gravel lot will continue to be used for parking.

The applicant also proposes to install a single-story free standing, mobile storage trailer. This storage trailer is currently on-site. The applicant will use a portion of the site for parking.

Christopher Baylinson stated that the applicant is seeking minor site plan approval at 417 E Glenwood Ave. (Glenwood & the Boardwalk). He went over the proposal of the applicant. The applicant proposes to have a bike rental on this site in which they will use a portion of for some parking for the boardwalk stores. He noted that the private parking lot is not tied to the boardwalk stores and it is a free-standing parking lot.

Mr. Baylinson noted that the parking lot will be chained off so that it will close off the flow of traffic and this will not be used as a public parking lot. He noted that a bike rental is a permitted use in the T/E(Tourist/Entertainment) Zoning District. He also noted that this will be a seasonal

business from about May to October. During this time frame the business will be open 7 days a week.

Mohammed Easmael & Edward Moore were sworn in to testify. Mr. Easmael is the owner of the property & Mr. Moore is the lessee of the property.

Mohammed Easmael stated that the storage trailer was delivered to the site over the summer and the business was open for 1 day when the zoning officer came out to the site and shut the business down until they obtained approval from the Planning/Zoning Board.

Mr. Easmael stated that the parking lot is a private parking lot and the boardwalk store owners rent the parking spaces from him. He stated approximately 4 tenants have keys to the parking lot. Currently there are 21 total spaces without the bike rental and with the bike rental there are about 10 spaces.

Mr. Easmael shows a layout of the site. The parking for the boardwalk stores and owner will be in the back of the lot and the bike rental will be in the front area. Employees will have keys to the parking lot as well. He stated that the trailer is part of the bike rental business.

Timothy Blute asks about the width of the bicycles. Mr. Moore stated that the biggest bikes are about 6 ft. wide. They will rent surreys and bikes.

Raymond Roberts reviewed the engineers report including a waiver for the drive isle, the artificial turf. He noted that they will need a revised site plan showing the location of the exact trailer and artificial turf. They are not proposing any free-standing signs at this time and if they do the applicant will comply with the sign ordinance. Mr. Roberts noted that the applicant will need a waiver for the gravel for the parking lot as a paved parking lot is required. He also noted that stacked parking is not permitted. They will have curb stops for the parking area to protect the neighboring properties.

Denise Magilton asked about how many bikes they will have on site. The applicant stated that the maximum capacity of bikes is 80 bikes and 10 surreys.

Mr. Moore refers to exhibit B-1 which is a picture of the site. He explains the layout of the bike rental and parking.

Commissioner Leonetti asks how the trailer got to the site. The applicant explains that it is not a fixed structure and will be moved off the site at the end of every season.

Members of the Public:

Charles Eyster from 2805 Ocean Ave. has a bike rental near the subject property and is not in favor of the project.

Robert Belasco did a recap of the application.

Todd Kieninger made a motion to move forward with the vote. Jason Hesley 2nd the motion. The application was approved with 4 Yes votes and 3 No votes.

Applicant: Michael & Brianna Lafferty:

The applicant Michael Lafferty is Pro Se. The property is located at 416 W Garfield Ave., Block 151, Lot 26 in the R-2, Moderate Density Residential Zoning District.

The applicant proposes to build a front porch.

The applicant will seek a C variance for permitting the front porch to encroach into the required 4 ft. of unobstructed setback between the porch and the property.

Mr. Lafferty stated he was seeking a front yard variance to build a 2 story front porch with a roof above it. He made reference to exhibit A-1 which is a drawing of the deck. He stated he had just purchased the property about a month ago.

Raymond Roberts noted that the house currently has a 10.41ft set back. He stated that the proposed steps to the curb would be less than 1ft. where as 10 ft. is required. The set back to the

proposed porch would be 3ft.

There is no off-street parking.

No members of the public spoke on the application.

Robert Belasco did a recap of the application. The applicant agreed to have recessed stairs so the that set back would remain at 3ft.

Jason Hesley made a motion to move forward with the vote. Todd Kieninger 2nd the motion.

The application was denied with 5 No votes and 2 Yes votes.

Approval of Minutes: The minutes from the August 6, 2018 meeting were approved. All were in favor.

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.