

# Planning/Zoning Board of Adjustment Meeting

May 4, 2020

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on May 4, 2020 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:** Scott Schmidt, Joseph Spuhler, Jason Hesley, Edward Augsberger, Todd Kieninger, John Bruno, Carol Bannon, Denise Magilton

**Absent:** Brian Evans, Steve Mikulski, Krista Fitzsimons, George Clark, 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:** 146 E Spencer, LLC 19-19Z

**Attorney:** Jeffrey Barnes, Esq.

**Engineer:** Vince Orlando, EDA

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Jeffrey Barnes, Esq represents the applicant. The property is located at 146 E Spencer Ave., Block 136 Lot 27 in the R-3, High-Density Residential Zoning District.

The applicant is proposing to demolish an existing 13-unit residential structure and construct a new 8-unit residential structure with parking located below.

The applicant is seeking a use variance and minor site plan approval along with C variances for minimum front yard setback, minimum side yard setback, minimum rear yard setback,

maximum principal building coverage, maximum lot coverage, maximum building height and maximum density.

Jeffrey Barnes stated that the property is located in the R-3, High Density Residential Zoning District. The lot size is 80ftx100ft. He stated that the property is currently a 13 unit multi-family structure that is in need of a lot of repairs. He applicant is purposing to demolish the 8-unit residential structure and build 8 new units.

Mr. Barnes stated that in February, the applicant came to the board with a concept review and asked the board if they preferred a renovated or new building. The board stated they prefer a new building.

Mark Stefanelli is the architect on the project. He describes the condition of the property as an old and vacant building that is an eye sore. He stated that currently the building has 13 units; there are 3 floors, 4 apartments on each floor and 1 attached the back. He stated that there is currently no parking. Mr. Stefanelli shows a current layout of the property.

Mr. Stefanelli stated that the applicant decided that an 8-unit property would be the best proposal. He showed the board a color rendering of the proposed multi-unit building. He stated that he looked at the surrounding areas and, in his opinion, the new building would fit into the neighborhood. Each unit would have a 2-car garage. There would be 4 main entrances which would be a small hall with 4 doors on each side. Each unit would have 3 bedroom and 2 baths. The corner units would have 3 bedrooms on the 2<sup>nd</sup> floor and the inner units would have 2 bedrooms on the 2<sup>nd</sup> floor and 1 bedroom on the 1<sup>st</sup> floor. Mr. Stefanelli stated that they would use traditional materials like stucco and a sliding shingle look for the outside.

After a question from the board, Mr. Stefanelli stated that the trash would be kept in each garage.

After a comment from the board that the project seems aggressive, Mr. Stefanelli stated that it would be an improvement to the neighborhood. He stated that the current side yard set backs are 3.8ft & 3.9ft and that will be improved as well.

Vince Orlando from Engineering Design Associates is sworn in. He stated that he feels the project is a good design and a much better visual. He feels that the project will promote several purposes of Zoning including promoting the general welfare. He doesn't feel there will be any deterrent to the neighborhood or zone plan and that it will be an improvement for the surrounding area.

At this time, the applicant's attorney requested to table the application until the June 1<sup>st</sup> meeting. The applicant may bring back a revised plan. No further notice is required at this time.

There were 7 yes votes to table the application.

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

**Attorney: Ron Stagliano, Esq**

**Engineer: Vince Orlando, EDA**

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

The applicant proposes to renovate the existing structure, demolish the existing cottages and add a hotel addition with a pool and sundeck and provide off street parking.

The applicant is seeking a use variance and preliminary and final site plan approval along with C variances for minimum front yard, side yard and rear yard setbacks, maximum building coverage and lot coverage and waivers for loading space, parking and signage.

Ron Stagliano stated that the applicant is Catdaddies II, LLC. Paul Chiolo is the managing member. Mr. Stagliano stated that the property located at 4600 Ocean Ave in the H/M Zone. The property is 28,000sq ft. where there is 120 ft. frontage on Ocean Ave. and 260ft. of frontage on Burk Ave. He stated that there is a vacant remote parking lot located at 233 E. Burk Ave. that is 12,000sq. ft.

Mr. Stagliano describes the existing hotel as built in the early 1940's. Mr. Chiolo is the owner and operator of the hotel. Mr. Stagliano stated that the applicant is proposing to remodel the existing hotel and add units and parking underneath. He stated that the Burk Ave parking lot will remain.

Mr. Stagliano stated that the parking lot is in the R/M Zone where parking is not a permitted use. They are unsure if a use variance was granted prior to the applicant purchasing the property in 2009. However, the lot has always been used for parking.

Gerald Blackman is a licensed architect with OSK Design Partners. Mr. Blackman reviewed the existing conditions located at 4600 Ocean Ave. He stated that the building is 4 stories and located to the west of the Hotel's existing pool, tiki bar and sundeck. He noted there are 8 efficiency hotel units located to the rear of the hotel. He stated that there are currently 66 units in the hotel and the addition would add 36 units. He stated that the applicant proposes to renovate the existing structure as well.

Mr. Blackman stated that the 3<sup>rd</sup> floor plan will include a tiki bar and swimming pool. He stated that currently there is no on-site parking and there are 18 spaces at the parking lot down the street.

Mr. Blackman stated that he is familiar with the area and describes the surrounding area. He stated that the Oceanic represents the closest hotel to the Convention Center. He referred to exhibits A-3, & A-4 which are photographs.

Mr. Blackman stated that the applicant will be modernizing the building including flood proofing and the updating the fire systems. The applicant is proposing 55 parking spaces on site. They will be upgrading the laundry facility, exercise room and banquet facility. They will be renovating all existing rooms.

Mr. Blackman stated that currently there are 19 hotel units with 350sq ft. or larger. With the renovation, 8 more rooms will compliant plus all 36 rooms in the addition will be compliant as well. When the project is finished, the applicant will have 47 rooms that are compliant with the square footage requirement.

David Shropshire, P.E. with Shropshire Associates, LLC stated that he was retained by the applicant to do a traffic study. He stated that the traffic study was conducted in February 2020 on the weekends. The stated that the data was obtained from traffic studies completed in connection with other projects along Rio Grande Ave. to ensure that the data was accurate.

Mr. Shropshire stated that they applicant will require a waiver for number of on-site parking spaces whereas 267 spaces are required and 55 on site parking spaces are being provided. The applicant will provide another 48 remote parking spaces on the lot located at 233 E Burk Ave.

Mr. Shropshire noted that 1 space per unit is common for hotels. The applicant will be offering valet parking for the peak season for the remote lot.

Vincent Orlando with Engineering Design Associates was retained by the applicant in order to prepare the proposed site plan.

Mr. Orlando stated that the applicant is seeking a D variance the parking lot in the Rm Zone. However, he noted that it has always been used for parking. He stated that the purposes of Zoning that could be advanced from the MLUL 40:55D are A, G, I & N.

Mr. Orlando noted that the applicant plans to modernize the units and that the he believes the benefits outweigh the determents.

Paul Chiolo, owner and applicant of the property stated that the current hotel is in need of renovations. He stated that this project will allow t hem to hire year-round staff. He stated that per Trip Advisor, the biggest complaint of the hotel is the cleanliness. Mr. Chiolo states that this is because the property is old and outdated.

After a question from the board, Mr. Chiolo stated that reducing the units would not make the project work and he would like the grow a nice business.

John Hess reviewed the Engineers report.

No member of the public spoke on the application.

Robert Belasco did a recap of the application.

Scott Schmidt made a motion to move forward with the vote for the Burk Ave Parking Lot. Todd Kieninger 2<sup>nd</sup> the motion.

The application for the parking lot was approved with 7 Yes votes.

Scott Schmidt made a motion to move forward with the vote for the Hotel. Todd Kieninger 2<sup>nd</sup> the motion.

The application was approved with 7 Yes votes.

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**Memorializing Resolutions:**

The resolution for Diamond Beach Properties, LLC 01-20Z was approved with 6 Yes votes. Carol Bannon abstained from the vote.

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**Approval of Minutes:** The minutes from the March 2, 2020 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 9:30PM**

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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.