**Planning/Zoning Board of Adjustment Meeting**

May 7, 2018

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on May 7, 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, Carol Bannon, Denise Magilton, Daniel Dunn, Dorothy Gannon, Todd Kieninger, Anthony Leonetti, Anthony Pantalone

***Absent***: Michael Porch, Joseph Spuhler

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

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**New Business:**

**Applicant: RAB Group, LLC 20-17P**

**Attorney: Andrew Catanese, Esq., Monzo, Catanese, Hillegass, PC**

**Architect: Louis DiGregorio**

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Andrew Catanese, Esq. represents the applicant RAB Group, LLC. The property is located at 4915 Pacific Ave., Block 41, Lot 1 in the G/C, General/Commercial Zoning District.

The applicant is proposing to construct a bakery.

The applicant is requesting preliminary and final site plan approval along with C variances for minimum lot area, minimum lot depth & minimum rear yard setback. There are also bulk variances needed for the accessory structure and some waivers.

Mr. Catanese described the property as an isolated undersized lot located in the General/Commercial zoning district. The applicant is proposing to construct a 1 story building to operate a bakery.

Mr. Catanese described the variances that the applicant is requesting and stated that a bakery is a permitted use in the G/C zone.

Louis DiGregorio, the architect on the project and Alejandro Melli, principle of the project were both sworn in.

Mr. DiGregorio provided an overview of the project. He stated that the lot is a 50x100 foot lot. He also stated that the applicant is proposing to use 40% of the lot for the building and the rest of the lot will be for parking. He stated the bakery will handle breakfast food only. He stated that the building will conform to all building/construction code requirements.

Mr. DiGregorio stated that the subject property is a corner lot with 2 fronts, one along Pacific Ave & one along Hand Ave. The structure will be on the Pacific Ave. property line and 10 ft. off the rear property line which will require a variance. The building will be 16 ft. in height.

Mr. DiGregorio testified that on-site parking will be provided by way of a pitched parking lot which will be pitched from the ground up to the 1st floor of the structure on Pacific Ave. A handicap parking space is proposed to be located directly adjacent to the entry of the bakery. The entrance to the parking lot will be on Hand Ave. He also noted that 4 parking spaces will be facing Pacific Ave and 2 others will be facing Hand Ave.

Mr. DiGregorio states that he believes the project will advance some the purposes of zoning such as light, air & open space.

Mr. DiGregorio also testified that a 6ft vinyl fence will be provided above the existing mason wall located along the eastern side of the site to provide a buffer to neighboring residential properties to serve as a buffer from the neighboring properties.

Mr. DiGregorio described the interior lay out. He stated you will enter through double doors on Pacific Ave. and there will be approximately 6 tables. There will be 2 handicapp bathrooms.

Mr. DiGregorio also stated they will comply with the sign ordinance or they will have to come back to the board for sign approval if necessary.

Mr. DiGregorio stated that there will be a 10x10 trash enclosure located at the back of the site. The applicant will need variances for the trash enclosure for lot area, lot depth & lot frontage. He also stated that the heater room belongs to the property next door and that a bakery is a minimal use in the G/C zone. He also noted that the building is half the size that is permitted in the zone.

Mr. DiGregorio stated that the doesn’t believe there will be any determent to the public good or zoning ordinance and in face promotes light, air & open space, promote the general welfare and also will be flood proofed. He believes that the benefits outweigh the determents.

Todd Kieninger, member of the board, noted that they might need an encroachment agreement for any overhang on Pacific Ave.

Anthony Pantalone, member of the board was concerned with exhaust smalls, rodents etc.

Raymond Roberts reviewed the engineers report including the trash enclosure, parking requirements, a waiver for a 6ft fence, a pressed curb, driveway area and illumination of the parking lot.

**Members of the Public:**

Catina Simmons, 205 E Hand Ave., believed that building this bakery will have detrimental consequences to her home as her home is located directly behind the proposed building on Hand Ave. She was not in favor of the project.

Nick DiCarlo, 210 E Hand Ave., a summer resident, can see the business aspects of the project, however, feels that it is not conducive to the neighborhood. He was not in favor of the project.

Len Lauriello, 105 E Hand Ave believes that it is too much building for that lot and is not in favor of the project.

Kathleen Blyebury from 205 E Hand Ave. was concerned about parking and not in favor of the project.

Danielle McLaughlin, 128 E Rio Grande Ave is an employee of the Marvis Diner and was not in favor of the project.

Joseph Grassi represents Mr. Yveish and states that the applicant knew of the hardship when he bought the land and that the applicant would be further burdening the area.

Marion Garrozza of 200 E Hand Ave was concerned about the extra traffic in the neighborhood and the stated that lots of young children play outside.

Public comment is closed.

Andrew Catanese responded and stated that Mr. Melli has no obligation to maintain open land and the proposal is a permitted use and will have limited impact on the neighborhood. He also disagreed with Mr. Grassi and believes that the hardships run with the land. He also believes the project would be good for the city.

Robert Belasco did a recap of the application.

Jason Hesley made a motion to move forward with the vote. Dorothy Gannon 2nd the motion.

The application as denied with 9 No votes.

**Applicant: ISHA Hotel, LLC 04-18Z**

**Attorney: Alan Gould, Esq.**

**Engineer: Vincent Orlando, Engineering Design Assoc.**

Alan Gould represents the applicant ISHA Hotel, LLC. The property is located at 218 E Andrews Ave., Block 62, Lots 20, 23, 31 & 32 in the R/M, Residential/Multi-family Zone.

The applicant proposes a 24 unit addition to the Le Voyageur Motel.

The applicant is requesting preliminary & final site plan approval along with a D us variance and several pre-existing, non-conforming C variances and a number of waivers.

Alan Gould described the proposed project. He stated that the applicant wishes to build a 24 unit aesthetically pleasing addition. They are requesting a use variance as the current building is a non-conforming use.

Mr. Gould states that Mr. Patel is not a stranger to Wildwood and that he also owns the Eden Rock Motel.

Mr. Gould also stated after meeting with the neighbors they made changes to the project.

Tim Patel, a managing member, Louis DeLosso, Professional Planner and Vincent Orlando, Professional Engineer were sworn in.

Louis Delosso prepared the plan. He refers to exhibit E-1 which are color renderings of the project. He stated that the applicant is proposing to add another 24 motel units. 23 of those units will be for the public and 1 for the owner’s quarters. He also described the motel units being 1 room with a bathroom and a deck. The corner units will have 1 bedroom and a bathroom.

Mr. DeLosso stated that the new addition will have high windows along the south side of the building. He stated that when they had a meeting with the neighbors, some of them were concerned with the noise of the a/c units. They agreed to put the vents out to the side of the building and not the back. They also will be painting the back wall to make it aesthetically pleasing to the neighbors in the back. They will also have fence in the back to serve as a buffer. The trash was moved away from the neighbors as well.

Mr. DeLosso stated that the addition will have 3 identical floors. The 3rd floor will have a connecting deck to the old structure. The units will vary in size from 200 to 400 sq. feet. The units will resemble Hampton Suites.

Vince Orlando from Engineering Design Assoc. is the Engineer for the proposed project. He referred to exhibit E-2 which is a photo of the existing retaining wall. He stated that the 2ft block wall will address grading differences and allow the site to be graded so as to ensure proper drainage and flow from the rear of the property to the front.

Mr. Orlando stated that the site plan is simplistic. The parking area egress will be off Andrews Ave and no spaces on the street will be lost. He noted that they will need a waiver for number of parking spaces.

Mr. Orlando described the units as pure motel rooms ranging from 200 to 400 sq. feet. He stated there will be 1 parking space per unit and believes that is adequate parking. These units are designed to be year-round units.

Mr. Orlando also stated that landscaping will be provided and the lighting on site will have no off-site glare.

Mr. Orlando noted the applicant is seeking a D variance and advances several purposes of zoning. He doesn’t believe that there are any determents to the zoning ordinance or public good.

Tim Patel a managing member of ISHA Hotel, LLC, stated that Wildwood is in need of more modern motel rooms. He also stated that they are located right behind the Wildwood Inn and the Days Inn.

Raymond Roberts reviewed the engineers report including 12 units that are undersized, the fence along the rear, and a waiver needed for the loading zone.

**Public Comment:**

Sharon Giaccio, 223 E Taylor Ave., lives directly behind the property and is concerned that the 2nd floor decks will affect the quality of life for her. She is not in favor of the project.

Peter Giaccio, 223 E Taylor Ave, also is not favor of the project.

Sue Sabbi, 233 E Taylor Ave, is concerned about flooding & pitching.

Sam Reinhold, 213 -217 E Taylor Ave Unit 101 is concerned about water in the back of the property.

Dennis Staga, 223 E Andrews Ave., is concerned about parking and flooding.

Dan MacElrevy, 3314 Pacific Ave., is also involved in the Business Improvement spoke in favor of the project.

Thomas Gofferdi, 213 E Taylor Ave., was concerned about flooding. He also submitted photos of flooding on the street.

Kenneth Anderson, 238 E Andrews Ave., was concerned with water and noise.

Robert Belasco did a recap of the application.

Denise Magilton made a motion to move forward with the vote. Timothy Blute 2nd the motion.

The application was approved with 7 yes votes.

Amending the City of Wildwood Redevelopment plan was tabled and will be heard at the June 4th meeting.

**Memorializing Resolutions:**

The resolution for 5100 Investments, LLC 05-18P was approved with 5 Yes votes. Daniel Dunn, Dorothy Gannon & Todd Kieninger abstained from the vote.

The resolution for Amy & Domingo Santana 06-18P was approved with 5 Yes votes. Daniel Dunn, Dorothy Gannon & Todd Kieninger abstained from the vote.

**Approval of Minutes:** The minutes from the April 2, 2018 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 9:15PM**

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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.