**Planning/Zoning Board of Adjustment Meeting**

July 01, 2019

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on July 01, 2019 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, Michael Porch, Joseph Spuhler, Carol Bannon, Anthony Leonetti

***Absent***: Todd Kieninger, Daniel Dunn, Jason Hesley, Scott Schmidt, Denise Magilton

***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: Bank of America 06-19Z**

**Attorney: Diane Hickey-Riker, Danzig, Scherer, Hyland, Peretti**

**Engineer: Jeffrey Martell, Stonefield Engineering & Design**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

This application was adjourned until the August 5th meeting. No new notice is required at this time.

**Applicant: Holly Beach Public Library 10-19Z**

**Attorney: Ron Gelzunas, Esq.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

This application was adjourned until the August 5th meeting. No new notice is required at this time.

**Applicant: Wall Street Holdings 1, Inc 11-19(concept review)**

**Attorney: Ron Gelzunas, Esq.**

Ron Gelzunas represents the applicant Wall Street Holdings 1, Inc. This is only a concept review and not a formal application.

Dino Sebastiani is the principle of Wall Street Holdings 1, Inc. He is sworn in.

Mr. Gelzunas stated that Mr. Sebastiani is looking to bring a choice hotel to Wildwood located at the current site of the Stardust & Colleens. He is looking to have about 90 units in the hotel with all modern amenities. They believe the proposal is in a strategic area between Byrne Plaza & Cedar Ave.

The applicant would be proposing parking underneath. The rooms will be approximately 250sq feet to 350sq ft. and it would have an inground pool. They would also have a small event room.

The applicant will need to bring in a formal application to the board for approval.

**Applicant: PITA Properties, LLC 07-19P**

**Attorney: Jeffrey Barnes, Esq.**

**Engineer: Dante Guzzi**

Eric Garrabrant, Esq. is representing the applicant for Jeffrey Barnes, Esq. The applicant is PITA Properties, LLC. The property is located at 5303 Lake Rd., Block 2, Lots 17, 17.01 & 18.01 in the R-3, High Density Residential Zoning District.

The applicant proposes to demo the existing structure & construct a single-family, semi-detached (duplex) units.

The applicant will need a variance for minimum lot depth and a waiver for parking.

Mr. Garrabrant gave a brief overview of the application. He stated that the applicant is looking to build a duplex, 1-semidetached structure. There will be a total of 2 units. He stated they are looking for a variance for lot depth and a waiver for parking.

Dante Guzzi, P.E. is sworn in. He stated that currently on site, there is a single family, non-conforming structure. The applicant proposes to demo the existing structure and build a duplex. The project will conform to most the zoning regulations including set backs and coverage. They are only seeking a variance for lot depth where 90ft is required and 82.67 is proposed.

Mr. Guzzi stated there will be 2 off street parking, 1 in the driveway and 1 in the garage. He stated they are seeking a C-1 Hardship variance for the unusual shape & size of the lot. He noted that all the surrounding area is developed.

Raymond Roberts reviewed the engineers report. He stated that he is satisfied with the number of parking spaces. He noted that the project is below the requirements for storm water management so just grading will be required and that should flow towards Lake Rd.

**Members of the Public:**

Phil Caprito from 5305 Lake Rd. was concerned about storm water and stated that a bigger roof will add more water draining over to his yard.

Public comment is closed.

Robert Belasco did a recap of the application.

Timothy Blute made a motion to move forward with the vote. Carol Bannon 2nd the motion.

The application was approved with 5 Yes votes.

**Memorializing Resolutions:**

-The resolution for Icona Laundry, LLC 02-19Z was approved with 4 Yes votes. Anthony Leonetti abstained from the vote.

- The resolution for Icona Laundry, LLC 03-19Z was approved with 4 Yes votes. Anthony Leonetti abstained from the vote.

-The resolutions for Carl Proetto 08-19P was approved with 4 Yes votes. Anthony Leonetti abstained from the vote.

-The resolutions for Michael & Patricia Polizze 09-19Z was approved with 4 Yes votes. Anthony Leonetti abstained from the vote.

**Approval of Minutes:** The minutes from the June 3, 2019 meeting were approved. All were in favor.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**MEETING ADJOURNED AT 7:00PM**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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.