

Planning/Zoning Board of Adjustment Meeting

June 3, 2019

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on May 6, 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, Jason Hesley, Michael Porch, Scott Schmidt, Joseph Spuhler, Carol Bannon, Denise Magilton

Absent: Todd Kieninger, Daniel Dunn, Anthony Leonetti

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: Icona Laundry, LLC 02-19Z & 03-19Z

Attorney: Frank Corrado, Esq.

Engineer: CMC Engineering & Planning

Icona Laundry, LLC was represented by Frank Corrado, Esq. The properties are located at 115 E Lincoln Ave., Block 172, Lot 4 in the T/E, Tourist/Entertainment Zoning District & 3601 New Jersey Ave., Block 171, Lot 6 in the G/C, General/Commercial Zoning District.

The current site of 115 E. Lincoln Ave. is storage and professional offices. The applicant proposes to renovate the existing building to contain 1st floor interior

parking for 24 vehicles, demo the existing middle mezzanine level and renovate the 3rd floor. The applicant is seeking site plan approval along with a D-1 use variance and a C variance for minimum front yard setback. All other variances are pre-existing, non-conforming.

The current site at 3601 New Jersey Ave. is a Furniture Store & Warehouse. The applicant proposes to renovate the existing building to be a laundry facility. The applicant is seeking site plan approval along with D-1 use variance. All other variances are pre-existing non-conforming.

Frank Corrado gives a brief description of the applicant, Eustace Mita. Mr. Mita owns 3 hotels in Cape May County including one in Diamond Beach, one in Avalon and one in Cape May.

Mr. Corrado stated that Mr. Mita bought the old Charles Harvey building (3601 New Jersey Ave) and 115 E Lincoln Ave. He gives a description on what the applicant's plans are for the building. He explained at the property located at 3601 New Jersey, that is proposed to be a laundry facility on the 1st floor and 2nd & 3rd floor will be executive offices. He noted that the laundry facility will be for overflow of the linens from Mr. Mita's 3 hotels. He noted that the principle purpose will be for the location of the executive offices.

The 2nd location located at 115 E Lincoln Ave., which Mr. Corrado referred to as the old LCI building will be a parking facility for employees & executives and storage on the top floors. Mr. Corrado noted that Mr. Mita is excited about the application and he believes it will improve the town and generate employment opportunities.

Mr. Corrado stated that they are seeking a use variance for both sites and that in the G/C Zone, office are allowed, however, a laundry facility. He also stated they are seeking a waiver for parking and some bulk variances.

Mr. Corrado has 3 witnesses, Eustace Mita who is the owner of Icona, LLC, Al Gryga who is the architect for the project and Charles Spencer who is an NJ licensed Planner and designed the proposed project. All 3 witnesses are sworn in.

Mr. Mita explains his proposals and stated he is excited to be in Wildwood. He picked Wildwood because it is a central location to all his hotels and he hopes to one day have a hotel in Wildwood. He also stated that his office will be in the New Jersey Ave location. He projects that they will have 8 to 10 employees on site at any one given time.

Mr. Gryga refers to exhibit A-1 and discusses the two sites and that they are in close proximity to each other. He stated they are less than 200ft. from each other. He also refers to exhibit A-2 which is a rendered site plan for the New Jersey Ave location. He stated on this site there is 100% lot coverage, building coverage is 68% and there are

0ft. front, rear, and side yard set backs all of which currently exist and are not changing.

Mr. Gryga discusses the parking at the New Jersey location and stated that on the Engineers report, it states that 56 spaces are required. However, he explains that there will no commercial traffic for this building. They will need a waiver for number of parking spaces required.

Mr. Gryga stated that there will be 2 shifts, 7am to 3pm and 3pm to 11pm for the laundry facility. The hours for the offices will be 8:30am to 5pm. He stated that the most employees on site at any given point would be 20. He stated that some of the employees will probably walk as well.

Charles Spencer designs and builds commercial laundry facilities. He has built about 50 of them. He stated that the laundry done on premises is not disruptive to the hotels and it will not be disruptive to the environment. He referred to exhibit A-3 which is a layout of the laundry facility. He stated that the dryers have lint that won't escape the building, it would simply go into a lint collection and be bagged and trashed. The washers would be the loudest but are being placed on the interior walls so there won't be any noise heard outside the building. There will not be any odors or chemicals used. They would use the standard soap, water and fabric softener. He also stated that this facility would not be compared to a laundry mat. Mr. Spencer is familiar with Wildwood Linen and at that facility they process laundry for outside sources. This would only launder bed linens, towels etc. from hotels that are owned by Icona, LLC. He believes there would be about 3 truck trips in and out of the laundry facility a day.

Mr. Mita added that currently most of the laundry is done on the hotel sites. This facility would only be for overflow laundry in the peak seasons.

Mr. Gryga referred to exhibit A-4 which shows a layout of the 2nd & 3rd floors and also exhibit A-5 which are before and after pictures.

Deliveries would be done on the southwest corner of the building next to Sandman Towers. They noted that the laundry facility won't be year-round, there will be times when it won't be used at all in the off season.

Mr. Gryga referred to exhibit A-6 which is rendered site plan of the Lincoln Ave bldg. The explained the proposal as to demo part of the building and use the 3rd floor for storage area and parking underneath. As for parking, they have 24 total spaces on site. 6 spaces are required for this proposal. They will have the 6 required spaces and use the additional 18 spaces for the New Jersey Ave. property. There will be no employees working on this site.

Mr. Gryga referred to exhibit A-7 which is a layout of the parking.

Mr. Mita noted that only 50% of the employees would be driving as some will walk or bike.

Exhibit A-8 is an architectural of the proposed before and after pictures of the Lincoln Ave site.

Mr. Gryga stated that variances are needed for both properties and noted several reasons that these applications satisfy the positive criteria including promoting the general welfare. He believes that there will no substantial deterrent to the public good or zoning ordinance.

Exhibit A-9 was a site plan of the surrounding area. Exhibit A-10 was a snap shot of both sites.

Mr. Gryga noted that they will need a variance for the signs as they are proposing 3 signs on the New Jersey Ave. site. He also stated that the bulk variances are pre-existing conditions and they are not changing any of those. They will also need a waiver for parking, drainage and number of signs.

Mr. Gryga noted that since they have 100% lot coverage which is pre-existing, it is impossible to meet the storm water requirements and that is why they are asking for a waiver.

Raymond Roberts reviewed the engineers report including a waiver for the site triangle, signage, parking and asked if there were any plans to do any leasing of the property. Mr. Mita replied that he had no plans of the leasing the property.

Members of the Public:

Robert Rininer from 125-127 E Lincoln Ave. was concerned about the box trucks and where they were going to park. He also noted that if the company were to expand more, parking would be an issue.

David Bilinski from 123 E Lincoln Ave spoke against the application. He felt parking is an issue.

Edward Augsberger from 109 E Lincoln Ave. spoke against the application. The stated it is not zoned for the uses and parking is an issue. He believed Mr. Mita would open a linen company and this should be placed on the West side of Wildwood.

Charles Platts from 137 E Lincoln Ave agrees with the public and was against the application.

Robert Grimley form 134 E Schellenger Ave. and also has a property on 121 E Lincoln Ave. spoke against the application. He believes it will have a bad smell and is not zoned properly.

Tom Gerace from 146-148 E Lincoln Ave. spoke against the application because of the parking issue.

Public comment is closed.

Mr. Mita addressed the neighbor's comments and commented that the opposite would be true. He stated they were going from 50 cars for the Harvey Furniture store to zero cars. He has no intent on being a Wildwood Linen.

Robert Belasco did a recap of the application.

Scott Schmidt made a motion to move forward with the vote for 02-19Z(Lincoln Ave.). Jason Hesley 2nd the motion.

The application was denied with 4 Yes votes and 3 No votes.

Denise Magilton made a motion to move forward with the vote for 03-19Z(3601 New Jersey Ave). Jason Hesley 2nd the motion. The application was denied with 4 Yes votes and 3 No votes.

Applicant: Carl Proetto

Attorney: Anthony Monzo, Esq-Monzo, Catanese, Hillegass, P.C.

Architect: Samuel Gordon Architects, PC

Anthony Monzo, Esq. represents the applicant Carl Proetto. The property is located at 4211 Hudson Ave., Block 114, Lots 3.01 & 14.01 in the R-2, Moderate Density Residential Zoning District.

The applicant proposes to demolish the existing dwelling structure & construct a new single-family residence.

The applicant will need a variance for minimum lot depth.

Anthony Monzo that currently there is an existing single-family residence on the subject property. The 2 lots will be combined by a Deed of Consolidation.

Mr. Monzo referred to exhibit A-1 & A-2 which were an overlay of the tax map & an aerial photo. He noted that the applicant is seeking a C-1 hardship variance.

Carl Poretto, owner of the property, was sworn in as a witness. Mr. Proetto stated he purchased the property about four years ago and the current condition of the property is a tear down. Mr. Proetto noted that he saved to have someone build a new house for him & his family.

The subject property is a corner property and on the Roberts Ave. side there is a lot of room. The lot is a double lot so on the other side of the property will be a pool.

Mr. Monzo stated that he believes there will be no deterrent to the neighborhood and all set back requirements will be met. It will be a simple 1600sq ft. house and one-and one-half stories.

Raymond Roberts reviewed the engineers report and noted that there were 2 parking spaces.

No members of the public spoke on the application.

Robert Belasco did a recap of the application.

Timothy Blute made a motion to move forward with the vote. Joseph Spuhler 2nd the motion.

The application was approved with 7 Yes votes.

Applicant: Michael & Patricia Polizze 09-19Z

Attorney: Anthony Monzo, Esq. 09-19Z

Architect: Carmen LaRosa

Anthony Monzo, Esq. represents the applicant Michael & Patricia Polizze. The property is located at 233-235 E Cresse Ave., Block 7, Lots 10 & 11 in the RM, Residential Multi-Family Zoning District.

The current site is occupied by 2 existing single-family dwellings. The applicant proposes to demolish the 2 existing structures and construct 2 detached single family dwellings on lot 11 and 1 detached single-family home and 1 detached single-family home and 1 semi-detached single-family home on lot 10.

The applicant is seeking preliminary & final major site plan approval along with a D-1 use variance and several C variances.

Anthony Monzo gave an overview of the property and the current conditions. He also gave an overview of the proposal. He noted that the applicant is seeking a use variance for 2 single family dwellings on 1 lot.

Michael Polizze was sworn in. He stated that he is looking to improve the neighborhood with his intentions of demolishing the existing structures on the lots to provide additional accommodations to the ala Moana hotel as well as use them the units for his kids & grandkids. He has intentions of building 5 units on the 2 lots.

Mr. Polizze stated that 10 stacked off-street parking spaces are proposed on site in order to accommodate guests. Each unit will have 2 stacked of street parking spaces. He also noted that he plans to construct a concrete wall surrounding the property. The wall will be 5ft. in the rear & 3ft. in height near the front.

Carmen LaRosa, a registered Architect in the state of New Jersey, was sworn in. He explains the proposal. He noted that all the units would be similar in the layout with the 1st floor consisting of a living room, dining room, kitchen, 1 bedroom & 1 bathroom and the 2nd floor would be an open loft with a bathroom. The units will range from 500 sq ft. to 600 sq ft. in size. He noted that Mr. Polizze plans to keep

one for his own his own use for his kids & grandkids and will rent out the rest of the units.

Mr. LaRosa informed the board that the applicant was seeking variances for minimum side yard setback, front yard setback, rear yard setback, lot coverage, density & minimum distance to other buildings. He also noted that the applicant would need a waiver for stacked parking and to provide a landscaping buffer around the parking lot. He noted that there would be access to the subject properties from the front on Cresse Ave.

Mr. LaRosa believes that this project will satisfy the positive criteria and there is no negative impact on the Zoning Plan or neighborhood.

Raymond Roberts reviewed the engineers report.

No members of the public spoke on the application.

Robert Belasco did a recap of the application.

Carol Bannon made a motion to move forward with the vote. Jason Hesley 2nd the motion.

The vote was approved with 7 Yes votes.

Approval of Minutes: The minutes from the May 6, 2019 meeting were approved. All were in favor.

MEETING ADJOURNED AT 8:33PM

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.