**Planning/Zoning Board of Adjustment Meeting**

April 2, 2018

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Panning/Zoning Board of Adjustment was called to order on April 2, 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, Joseph Spuhler, Carol Bannon, Michael Porch, Denise Magilton

***Absent***: Anthony Pantalone, Daniel Dunn, Dorothy Gannon, Anthony Leonetti

***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: 5100 Investments, LLC 05-18P & Amy & Domingo Santana 06-18P**

**Attorney: Ron Gelzunas, Esq.**

**Architect: John Miller, Engineer**

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Ron Gelzunas Esq. represents the applicants 5100 Investments, LLC & Amy & Domingo Santana. The properties are located at 5100 Atlantic Ave., Block 24, Lot 29.01 & 5200 Atlantic Ave., Block 15, Lot 29. The properties are located in the H/M-1, Hotel/Motel-1 Zoning District.

The site at 5100 Atlantic Ave. is presently a vacant, two story structure connected by a common stairway and swimming pool deck. The applicants are proposing to renovate the existing structure into a boutique type hotel containing 10 2-bedroom units and 1 4-bedroom unit.

The applicant is seeking Preliminary and major site plan approval along with pre-existing non-conforming C variances for Minimum lot area, minimum side yard setback, minimum front yard setback and maximum lot coverage. The applicants are also requesting a waiver for parking.

The site at 5200 Atlantic is presently a single-family structure. The applicant proposes to utilize the existing structure as the living quarters for the owner/operator of the proposed “boutique” hotel located at 5100 Atlantic and to construct a nine-space gravel surfaced parking lot in the existing lawn area for parking for the hotel.

The applicant is requesting preliminary and final minor site plan approval along with a d-1 use variance for 2 principal uses on one lot, a C variance for rear yard setback (pre-existing non-conforming) and a waiver for a pea gravel surface.

Ron Gelzunas stated that the property located at 5100 Atlantic Ave is currently 18 units and the applicant is proposing to reduce the units to 11. He stated that the applicant previously came and was denied. However, they have since made some adjustments to the proposed project including purchasing the property at 5200 Atlantic Ave. to partially utilize for parking.

John Miller, Engineer for the project is sworn in. He describes the current conditions of the property as 2 buildings with 18 units and a pool.

Mr. Miller stated that the property is undergoing renovations which advances the purposes of zoning such as public safety and the property will be more attractive. He also states that the side/rear yard setbacks are new variances along with the waiver for parking spaces. All the rest of C variances requested are pre-existing non-conforming. Mr. Miller doesn’t believe that is any determent to the zoning ordinance or public good.

Mr. Miller talks about the parking. When there were 18 units, 32 spaces were required and there was a 75% shortfall. However, reducing the units to 11 only requires 16 parking spaces and the applicants will only have a 30% shortfall. He noted that there is street parking available as well.

Mr. Miller states that 5200 Atlantic Ave is located on the adjoining block. He noted that all variances are pre-existing non-conforming. 5200 Atlantic Ave. will be the housing/office for the owners. This property will be deeded into the 5100 Investments, LLC and will remain connected to the 5100 Atlantic Ave. property. This will eliminate the need for a use variance.

Mr. Miller stated that a landscaping buffer will be provided that satisfies the ordinance. He believes this will promote open air light & space and that there are no negative consequences for the area.

Amy Santana, owner of the 2 properties, was sworn in. She talks about her business model and states that she is experienced in boutique hotels with outdoor green areas etc. She states that these types of rooms will be family suites. She stated that she grew up coming to Wildwood and that she wanted to be part of it. She states that the property is a unique property.

She also stated that they plan to renovate the single-family home that is located at 5200 Atlantic Ave and make it an office/owners quarters.

Mrs. Santana referred to Exhibit A-1, a photograph of greenery in which the green space they construct on the property will be like. She also stated that she feels like the parking will be adequate.

Raymond Roberts reviewed the engineers report. He talked about the trash enclosure being 1ft. off the property line and the applicant agreed to put it 3ft. off the property line instead. The trash enclosure will be will roll out trash garbage cans. Stream lights will be turned off by 10pm and there will be no amplified music past 10pm. There is a total of 15 parking spaces, 9 parking spaces on 5200 Atlantic Ave., 5 on site at 5100 Atlantic Ave and 1 garage space. The applicant agreed to give the loading zone if necessary. They will need a waiver for a gravel parking lot and any lights in the parking lot will be times and go off at 10pm. They will also provide Lumineers towards the owners building. They will be losing 2 on street parking spots.

No members of the public spoke on the application.

Robert Belasco gave a recap of the application with all findings in fact.

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

The variances were approved with 6 Yes votes.

Timothy Blute made a motion to move forward with the vote for Preliminary and final minor site plan approval. Carol Bannon 2nd the motion.

The site plan was approved with 6 Yes votes. The application has been approved.

**Memorializing Resolutions:**

The resolution for Amos, LLC 02-18P was approved with 5 Yes votes. Denise Magilton abstained from the vote.

The resolution for Rajaopal Ramchandran & Bagyalakshmi Iyer 03-18P was approved with 5 Yes votes. Denise Magilton abstained from the vote.

The resolution revising the contract for Robert Belasco was approved with ^ Yes votes.

**Approval of Minutes:** The minutes from the March 5, 2018 meeting were approved. All were in favor.

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**MEETING ADJOURNED AT 7:08PM**

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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.