

Zoning Board of Adjustment Minutes
Regular Meeting:
March 11, 2013
6:30 p.m.

The Regular Meeting of the North Wildwood Zoning Board was held on the above date & time. Adequate notice of this meeting was submitted to the official newspaper of the City of North Wildwood (AC Press). An Agenda was posted on the main bulletin board at City Hall, on the bulletin board at the Planning/Zoning Office and on the City website.

A) CALL TO ORDER & OPEN PUBLIC MEETING STATEMENT

Chairman Flynn called the meeting to Order & read the Open Public Meeting Statement to the Board & members of the public.

After the Pledge of Allegiance, Chairman Flynn made an announcement to turn off all cell phones for all Board members & members of the public.

B) PLEDGE OF ALLEGIANCE

Chairman Flynn led the audience in reciting the pledge of Allegiance to the Flag.

C) ROLL CALL

Roll call of the Board members then commenced.

CHAIRMAN JAMES M. FLYNN	PRESENT	MR. JOE RULLO	PRESENT
V. CHAIR. JODIE DIEDUARDO	PRESENT	MR. JOHN T. DAVIS	PRESENT
MR. GEORGE GREENLAND	PRESENT	MR. GERALD BOYLE	PRESENT
MS. BARBARA HAAS	PRESENT	MS. SHARON CANNON (II)	PRESENT
MR. ROBERT BERARDO (I)	PRESENT	MR. TIMOTHY BARRY (III)	ABSENT
MR. DOUG HALEY (IV)	ABSENT		

MR. DEAN MARCOLONGO (ATTORNEY)	PRESENT
MR. RALPH PETRELLA (ENGINEER)	ABSENT
MS. ELIZABETH TERENIK (PLANNER)	ABSENT
MR. J. ERIC GUNDRUM, (BOARD SECY.)	PRESENT

D) SWEARING IN OF PROFESSIONALS:

The Board Solicitor announced the truth swearing of the professionals of the Board not necessary for tonight's meeting.

E) MOTIONS FOR ADJOURNMENTS: None presented.

F) NEW BUSINESS APPLICATIONS: None presented.

G) PUBLIC PORTION:

The Chairman then opened the meeting for general public comment; no other members of the public were in attendance at this time. The Chairman offered any comment from the Board members. None was offered. The Chairman then closed the public portion of the meeting.

H) APPROVAL OF MINUTES:

Approval of February 11, 2013 regular meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. The Board proposed no corrections, additions or comments to the minutes. Motioned by: Mr. Boyle, seconded by Mr. Rullo. The Board members present voted & carried the minutes on an affirmative roll-call vote.

I) MEMORIALIZATIONS:

Application No. Z-12-11-1

Scott Peter

BLOCK: 212, LOT NO: 1

Location: 815 New Jersey Avenue

“d” Use Variance – GB Zoning District

Scott Peter of 745 West Montgomery Avenue, Wildwood, NJ has applied to the Board for minor subdivision approval (to create two (2) lots from one (1) lot), a use variance for a use not permitted in a zone (a single-family dwelling & a duplex in the General Business {GB} Zone) & bulk variances for rearyard setback (10 ft. 3 in. proposed where 15 ft. is required) and number of parking spaces (four (4) proposed where five (5) are required) to construct a single-family dwelling & duplex on the subject property located at Block 212, Lot 1, commonly known as 815 New Jersey Avenue, North Wildwood, NJ

Motioned by: Mr. Davis, seconded by Ms. Haas. The Chairman called for any discussion or corrections to the Resolution. The Board proposed no corrections, additions or comments to the Resolution. Vice-Chairperson DiEduardo, Mr. Boyle & Mr. Rullo voted no on the original Resolution and were not eligible to memorialize. Ms. Cannon & Mr. Berardo abstaining due to last month’s meeting absence. All other present members voted in the affirmative on roll call vote.

Application No. Z-13-1-1

Christian Deegler

BLOCK: 156, LOT NO: 1

LOC. 235 West 3rd Avenue

Re-construction of new dwelling unit –“d” Use Variance w/ “c” Variance(s)

Relief – BB Zoning District

Christian Deegler residing at 235 West 3rd Avenue, has applied to the Board for final siteplan approval together with Use variances for more than one (1) principal structure on a lot, a Use not permitted in a zone, (a triplex in the Bayside Business Zone), floor area ratio (0.8647 sq. ft. proposed where 0.75 sq. ft. is permitted) together with bulk variances for frontyard setback (4.31 ft. proposed where 10 ft. is

required), rearward setback (2.28 ft. proposed where 15 ft. is required), sideyard setback (1.97 ft. proposed where 6 ft. is required), width of structure (15 ft. 4 in. and 15 ft. 8 in. proposed where 20 ft. is required) to permit a clam shell parking surface, to construct a triplex on a lot containing an existing marina with accessory structures & a second principal structure at property located at Block 156, Lot, commonly known as 235 West 3rd Avenue, North Wildwood, NJ

Motioned by: Mr. Rullo, seconded by Mr. Boyle. The Chairman called for any discussion or corrections to the Resolution. The Board proposed no corrections, additions or comments to the Resolution. Vice-Chairperson DiEduardo, Mr. Barry & Ms. Cannon abstaining due to last month's meeting absence. All other present members voted in the affirmative on roll call vote.

J) UNFINISHED BUSINESS: None presented

K) COMMUNICATIONS: None presented.

L) REPORTS: None presented

Ms. Haas noticed the Agenda incorrectly listed the next meeting. The correct date is April 15, 2013.

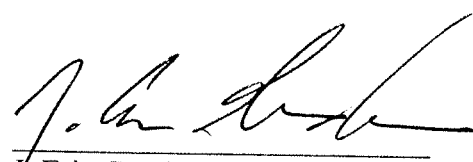
Ms. Cannon questioned whether the Peters application will be appealed. The Board Solicitor did not want to discuss the merits of the application.

Mr. Davis questioned whether Dazar application is appealing, to which the Board Solicitor provide an update. Also the Conway application (Application No. Z-12-10-3) was questioned and Joe-Joe's Pizza site was discussed.

M) MEETING ADJOURNED:

Meeting was adjourned at 6:45pm, on motion by Mr. Rullo & seconded by Mr. Davis and carried on an affirmative vote by the Board members.

APPROVED: 5/16/13
Date



J. Eric Gundrum
Board Secretary

This is an interpretation of the action taken at the meeting by the Secretary, and not a verbatim transcript.