

The regular meeting of the North Wildwood Planning Board was held on the above date & time. Adequate notice of this regular meeting was submitted to the official newspaper of the City of North Wildwood (AC Press) & local newspapers. An Agenda was posted on the main bulletin board at City Hall, well in advance of the meeting date & on the City web site.

A) CALL TO ORDER

Chairman Davis called the meeting to order.

B) OPEN PUBLIC MEETING STATEMENT

Chairman Davis read the Open Public Meeting Act statement.

C) PLEDGE OF ALLEGIANCE

Chairman Davis led the audience in reciting the Pledge of Allegiance to the Flag.

D) ROLL CALL

Chairman Robert Davis	Present	Mayor Patrick Rosenello'	Absent
Vice Chair Jodie DiEduardo	Present	Mayor's Designee Doug Miller	Absent
Chief Matt Gallagher	Present	Mr. William Green	Present
Mr. John Harkins	Present	Councilman David Del Conte	Absent
Mr. George Greenland	Present	Mr. James M. Flynn	Present
Mr. Bill Auty (Alt. 1)	Present	Mr. Bill O'Connell (Alt. 2)	Present
Mr. Ron Peters (Alt.3)	Present	Ms. Haas (Alt. 4)	Present

Mr. Dean Marcolongo (Board Solicitor)	Present
Mr. Ralph Petrella (Board Engineer)	Present
Mr. Brian Murphy (Board Planner)	Present
Eric Gundrum, (PB Secretary)	Present

The Board Solicitor announced that the Board quorum has been established.

D) SWEARING IN OF PROFESSIONALS:

The Board Solicitor did conduct the truth swearing of the Board's professionals as it was necessary for tonight's meeting.

E) MOTIONS FOR ADJOURNMENTS: None presented.

F) MEMORIALIZATIONS:

P-17-6-1 Joseph Templin/Norwild, LLC

Block 135, Lot 13
2310 New York Avenue, North Wildwood, NJ
R-2 Zoning District
Minor Subdivision approval

Joseph J. Templin individually & trading as Norwild, L.L.C., doing business at 136 Kathleen Lane in Wyomissing, PA 19610, has applied to the Board for minor subdivision approval to create two (2) lots from one (1) lot located at Block 135 Lot, commonly known as 2310 New York Avenue.

The Board Solicitor called for a motion to approve the memorialization as discussed. Motioned by: Mr. Flynn & 2nd by Mr. O'Connell. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Based on the majority roll-call vote being affirmative, the Memorialization of the Resolution was approved by the Board. Mr. Green, Vice-Chair DiEduardo & Ms. Haas abstained on the memorialization.

G) NEW BUSINESS:

Z-17-7-2 Kevin McArdle

Block 245, Lot 4
601 Central Avenue
R-1 Zoning District
Use Variance, with frontyard & sideyard setback variances,
siteplan approval

Kevin McArdle residing at 601 Central Avenue has applied to the Board for a Use Variance for the expansion of a non-conforming use together with variances for frontyard setback to Central Avenue (6 foot 4 inches proposed where Seven (7) foot is required), frontyard setback to Sixth Avenue (six (6) foot proposed where seven (7) foot is required), and sideyard setback (4 foot 1 inch proposed where eight (8) foot is required) to renovate an existing duplex in a R-1 Zoning District for property located at Block 245, Lot 4, commonly known as 601 Central Avenue.

Jeffrey Barnes, Esq. of the Barnes Law Group, L.L.C appeared on behalf of the Applicant & explained the nature of the application to the Board. Mr. Barnes advised that the subject property is an existing non-conforming duplex in the R-1 Zoning District & the Applicant, the owner, wishes to make significant renovations on same. Specifically, he will be installing new siding, gutters, a roof, making significant interior renovations, and desires to create a wraparound porch adjacent to both Central & Sixth Avenue. New stairs will be developed in the rear of the structure & an exterior shower will be created. Mr. Barnes noted that the subject property has two (2) frontyards as a result of the property being a corner lot.

The Board was in receipt of development plans of Stanley W. Tasey, Registered Architect, consisting of four (4) sheets dated August 23, 2017, which were incorporated as fact. Mr. Barnes noted

that the building, even with the modifications, is well below permitted building coverage & impervious coverage limitations.

Kevin McArdle, the Applicant, appeared, was sworn, & testified on behalf of the application. He noted that he purchased the property 10 years ago. He currently lives in Philadelphia, but he intends to move to North Wildwood permanently after the renovations have been completed. Mr. McArdle testified that the subject property, which was built in the 1930s, is very attractive on the outside but needs significant internal repairs. Mr. McArdle testified that he is proud that his home fronts on Central Avenue and he often receives comments about the Craftsman style structure that had been previously developed. He desires to complete renovations on the property which will maintain the architectural elements of the existing building including expanding the front porch. He believes that the wraparound porch will only enhance the aesthetic beauty of the home & will maintain the old shore look. Mr. McArdle testified that he believes that this porch will be beneficial not only to the owner of the property, but to the community as well, since it will enhance the Central Avenue streetscape.

Upon questioning from Mr. Barnes, Mr. McArdle noted that the front stairs will remain in their existing location, although they will need certain structural work. The porch will wrap around from Central Avenue to Sixth Avenue, and he is proposing that the porch along Sixth Avenue be the same width as the width on Central Avenue. Mr. Barnes noted that the porch on Sixth Avenue could be reduced in width to meet the Ordinance; however, Mr. McArdle testified that the additional foot of width provides him with an ability to put more extensive furniture on the porch rather than simply having a row of rocking chairs. Upon questioning from Mr. Barnes, Mr. McArdle noted that new exterior stairs will be created in the rear of the building to provide access to the 2nd floor. In addition, two smaller sets of stairs will be created at the East end of the new porch & a second small stairway will be created for access to the master bedroom. Finally, Mr. McArdle noted that he intends to install an outdoor shower on the South side of the building which will require variance relief.

Upon questioning from the Board, Mr. McArdle testified that the three (3) existing on-site parking spaces will remain & will not be affected by the proposed development. He further stated that no additional habitable space is being created by this project.

Chairman Davis then opened the application for general public comment. No public members wished to speak on behalf of the application or to the Board at this time. No comment was offered. Chairman Davis closed the public portion of the meeting.

The Board was in receipt of a Review Memorandum of Mr. Petrella, Board Engineer, dated September 5, 2017, which was incorporated as fact. The Board was in receipt of a Review Memorandum of Mr. Murphy, Board Planner, dated September 5, 2017, which was incorporated as fact. Mr. Murphy concurred with the conclusions of Mr. Petrella.

The Board members then discussed & summarized the Use Variance application as presented. The Board then discussed the finding of facts on the Use Variance application. Each Board member gave reasoning for their view of the facts & the application as it relates to the application. Mr. Greenland "volunteered" for the finding of facts. Mr. Greenland reiterated to the address and Block & Lot of the property as stated in the application. The Zoning District is R-1. The Applicant is the owner to the subject property and, as such, has standing to come before the Board requesting Use Variance

approval to expand a front porch, making significant interior renovations, & desires to create a wraparound porch adjacent to both Central & Sixth Avenue. New stairs will be developed in the rear of the structure & an exterior shower will be created. The Board specifically finds that the development plans and will result in the construction of a building fully in conformance with current construction codes. Testimony was provided on the area & the size of the subject property. The purposes of the zoning law would be advanced by the proposed development. The Applicant has satisfied the requirements for approval. No additions or correction to the finding of facts. No discussion on the facts.

The Board Solicitor called for a motion to approve the Use Variance application as discussed. Motioned by: Mr. Greenland & 2nd by Vice-Chair DiEduardo. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Based on the majority roll-call vote affirmative votes, the siteplan application was approved by the Board.

H) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment.

At this time, Karl DiLucci, of the Surf Haven Motel, 1601 Surf Avenue, appeared before the Board for comment. Mr. DiLucci raised concerns regarding the Board's possible intentions to change the M/C Zone to an R-1.5 Zoning District. Mr. DiLucci mentioned he was contacted by the owners of the Surf 16 Motel, LLC.

Chairman Davis explained that Master Plan review has commenced. The City will hold a master plan meeting to discuss the changes in the near future. At that meeting, the owners of the motels in that area can voice their concerns & recommendations. The future meeting will be held at the Recreation Center.

No further public members wished to speak on behalf of the meeting or to the Board at this time. No comment was offered. Chairman Davis closed the public portion of the meeting.

H) APPROVAL OF MINUTES: – September 13, 2017 Regular meeting

The Board Solicitor presented to the Board the approval of September 13, 2017 Regular Meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. No further discussion to the minutes. Motioned as proposed by Chief Gallagher & 2nd by Mr. Harkins. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved. Mr. Green, Vice-Chair DiEduardo & Ms. Haas abstained on the minutes.

I) UNFINISHED BUSINESS: none presented.

The Board Secretary announced the siteplan application for Wawa had completed all improvements under the Board's past approval. This is almost one-year to date for final improvements to be completed, with construction held during the summer season.

J) COMMUNICATION(S):

Future Master Plan amendments/planning:

Chairman Davis requested as an agenda item be placed on the agenda that the Board could comment on new Master Plan topics and/or Ordinance amendment suggestions. The Board Secretary would keep a list of Ordinance amendment suggestions.

The Board expressed condolences to Mr. Auty on the passing of his mother-in-law.

K) REPORTS: None presented.

L) MEETING ADJOURNED:

Meeting was adjourned at 7:12pm, on motioned by Vice-Chair DiEduardo & 2nd by Mr. Flynn. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: _____

10/12/17
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.