

North Wildwood Planning Board
Regular Meeting: March 10, 2021
6:30 p.m.

The regular meeting of the North Wildwood Planning Board (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 Valerie DeJoseph	Present
Chief Matt Gallagher	Present	Mr. William Green	Absent
Mr. John Harkins	Present	Councilman David Del Conte	Absent
Mr. George Greenland	Absent	Mr. James M. Flynn	Absent
Mr. Bill Auty (Alt. 1)	Absent	Mr. Bill O'Connell (Alt. 2)	Absent
Mr. Ron Peters (Alt.3)	Present	Ms. Haas (Alt. 4)	Present
		Mr. Robert L. Belasco (Board Solicitor)	Present
		Mr. Ralph Petrella (Board Engineer)	Present
		Eric Gundrum, (Board Secretary)	Present

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

E) 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.

F) MOTIONS FOR ADJOURNMENTS: None presented.

G) MEMORIALIZATIONS:

Application No.: P-2020-12-2 NW Beach House, LLC

324 E. 11th Avenue
Block 271, Lot 9
R-1 Zoning District
“c” Variance – single-family dwelling construction

The Board heard & considered the application of NW Beach House, LLC (Applicant), owner of the property located at 324 East 11th Avenue, a/k/a Block 271, Lot 9 (Property), seeking ‘C’ variance relief in relation to minimum lot area (5,000SF is required whereas 4,650SF is existing & proposed), minimum lot frontage/width (50ft. is required whereas 46.5ft. is existing & proposed), and maximum building height (32ft. is permitted whereas 35ft. is proposed), in order to construct a new single-family residence on an undersized lot in the R-1 Zoning District.

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Ms. Haas & 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. Chief Gallagher, Mr. Harkins, Mr. O’Connell & Mr. Peters abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

Application No.: Z-2020-11-1 Tracy Hickey

437 W. 19th Avenue
Block 89, Lot 4
R-2 Zoning District
“d(6)” Use Variance – height, “c” variance approval – single-family dwelling construction

This application reflects the two (2) hearings on this application. Revised plans were submitted to the Board for consideration. The Board conducted regular meetings on January 13, 2021 & February 10, 2021.

The Board heard & considered the application of Tracy Hickey who proposes to construct a single-family dwelling on a vacant lot located at 437 West 19th Avenue, Block 89, Lot 4 in the City’s R-2 Zoning District. The Applicant is requesting ‘C’ variance relief in connection with maximum building height, minimum lot area & minimum lot frontage/width. Subsequent revised plans removed the need for sideyard setbacks variance relief. A “d(6)” building height Use variance is required for proposed height over the permitted maximum height of 24 feet from Base Flood Elevation (BFE).

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Ms. Haas & 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. Chief Gallagher, Mr. Harkins, Mr. O’Connell & Mr. Peters abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

Application No.: Z-2020-12-3 MW of Wildwood, LLC

200 W. Chestnut Avenue
Block 158, Lot 12.01
R-2 Zoning District
“d(3)” Conditional Use/siteplan approval – New Duplex construction

The Board heard & considered the application of MW of Wildwood, LLC (Applicant), the contract-purchaser of the property located at 200 West Chestnut Avenue, a/k/a Block 158, Lot 12.01 (Property), seeking a D(3) Conditional Use variance as the proposed use does not meet the minimum required frontyard setback (10ft. is required whereas 4.6ft. is proposed), in order to construct a single family semi-detached (duplex) dwelling on a 50ft. x 100ft. lot within the R-2 Zoning District.

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Ms. Haas & 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. Chief Gallagher, Mr. Harkins, Mr. O’Connell & Mr. Peters abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

Application No: Z-2020-12-4 MW of Wildwood, LLC

201 W. 1st Avenue

Block 158, Lot 12.02

R-2 Zoning District

“d(3)” Conditional Use/siteplan approval – New Duplex construction

The Board heard & considered the application of MW of Wildwood, LLC (Applicant), the contract-purchaser of the property located at 201 West 1st Avenue, a/k/a Block 158, Lot 12.02 (Property), seeking a D(3) Conditional Use variance as the proposed use does not meet the minimum required frontyard setback (10ft. is required whereas 4.6ft. is proposed), in order to construct a single family semi-detached (duplex) dwelling on a 50ft. x 100ft. lot within the R-2 Zoning District.

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Ms. Haas & 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. Chief Gallagher, Mr. Harkins, Mr. O’Connell & Mr. Peters abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

H) **NEW BUSINESS:**

Application No: P-2021-1-2 700 New Jersey Avenue, LLC

700 New Jersey Avenue

Block 182, Lot 9

CBD Zoning District

The Board heard & considered the application of 700 New Jersey Avenue, LLC (Applicant), owner of the property located at 700 New Jersey Avenue, a/k/a Block 182, Lot 9 (Property), requesting preliminary & final siteplan approval & ‘c’ variance relief in relation to minimum off-street parking (12 off-street parking spaces are required whereas six (6) off-street parking spaces are proposed), maximum lot coverage (80% is permitted whereas 98.9% is existing & proposed), in order to convert an existing commercial structure into a 74 seat restaurant with an additional 36 outdoor seats. The property is located in the Central Business District (CBD) Zoning District.

Mr. Jeffrey Barnes, Esq., of the Barnes Law Group, LLC appeared on behalf of the Applicant & outlined the nature of the application and the relief sought in connection with same. Mr. Barnes informed the Board that the Property is located in the CBD Zoning District & it was previously operated as a retail food market. He

advised the Board that the Property measures 60.7ft. x 100ft. & it is currently developed with a vacant commercial building. Mr. Barnes indicated that the Applicant intends to convert the existing structure into a 74-seat restaurant with an additional 36 seats located outdoors on the sidewalk. Mr. Barnes stated that in addition to preliminary & final siteplan approval, the Applicant is also requesting variance relief in connection with minimum off-street parking & lot coverage. The lot coverage issue is a pre-existing non-conforming condition which is not being exacerbated in connection with this Application.

Ms. Debra Quindo, the owner of 700 New Jersey Avenue, LLC, appeared before the Board & she was placed under oath to testify. Ms. Quindo testified that she is proposing to operate a family-owned restaurant within the existing commercial building located on site, specifically the American Gastro Eatery. She indicated that the restaurant would operate daily between the hours of 5pm & 10pm. Ms. Quindo testified that she previously owned & operated a restaurant known as Kitchen 330 in Stone Harbor, NJ.

Mr. Gus Zimmeran, the head chef of the proposed restaurant, appeared before the Board & he was placed under oath to testify. Mr. Zimmerman testified regarding the proposed restaurant concept & he identified the types of food items that would be on the menu. Mr. Zimmerman further testified that the restaurant would be “medium to high-end” with a wide range of food options made available in a casual setting.

Mr. Matthew Sprague, R.A with Matthew Sprague Design, LLC appeared before the Board on behalf of the Applicant. Mr. Sprague was accepted by the Board as an expert in the field of architecture & he was placed under oath & testified from the proposed site/architectural plan(s), dated January 11, 2021 & revised January 19, 2021, which was received by the Board & which is incorporated herein as fact. Mr. Sprague testified that changes to the exterior of the existing structure will be minor. He indicated that windows would be replaced, the exterior façade will be painted & awnings will be installed above windows & doors. Mr. Sprague further testified that the proposed awnings may encroach slightly in to the City right-of-way. The Board notes that the awnings are permitted to extend to the property line; however, if they are constructed to encroach into the City right-of-way, approval will be required from City Council. As a condition of approval, the Applicant must obtain approval from the North Wildwood City Council if proposed awnings encroach into the right-of-way. Mr. Sprague reviewed the proposed floor plan for the benefit of the Board. He testified that the interior of the structure will remain predominantly unchanged. Mr. Sprague testified that an open kitchen is proposed on the north side of the structure & 2nd kitchen will also exist on site. He indicated that an additional bathroom will also be installed. Mr. Sprague advised the Board that four (4) off-street parking spaces are located in the rearyard along with a trash enclosure.

Mr. Dante Guzzi, P.E., a professional engineer with Dante Guzzi Engineering Associates, LLC, appeared, was sworn & testified from the proposed Site/Grading Plan submitted to the Board, dated January 20, 2021 & revised February 24, 2021, which was received by the Board & which is incorporated herein as fact. Mr. Guzzi reviewed the existing & proposed siteplan for the benefit of the Board. He advised the Board that changes to the site are minimal & are primarily located in the rear. Mr. Guzzi reviewed the relief sought by the Applicant. He noted that the variance for lot coverage is a pre-existing non-conforming condition which is not being increased in connection with this application. Mr. Guzzi advised the Board that a lot coverage variance was obtained by a prior owner in connection with Board Resolution P-12-3-2. Mr. Guzzi testified that four (4) off-street parking spaces, a trash enclosure, and a small loading area are located in the rearyard. He indicated that four (4) on-street parking spaces are provided in front of the property, of which the Applicant can utilize two (2) spaces. Mr. Guzzi testified that based upon the number of proposed seats a total of 12 off-street parking spaces are required whereas only six (6) parking spaces exist. Mr. Guzzi advised the Board that 36 proposed outdoor seats will be located under awnings & setback from the curb line against the building. He acknowledged that the proposed seats will slightly encroach into the City street right-of-way. As a condition of

approval, the Applicant must obtain approvals from City Council in order to locate outdoor seats in the City right-of-way. Mr. Guzzi opined that the relief sought by the Applicant can be granted by the Board as the proposed development advances several of the special purposes of zoning as set forth within N.J.S.A. 40:55D-2, as it:

- c. Provides adequate light, air & open space;
- g. Provides sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial & industrial uses and open space, both public & private, according to their respective environmental requirements in order to meet the needs of all NJ citizens; and
- i. Promotes a desirable visual environment through creative development techniques & good civic design & arrangement.

Mr. Guzzi further opined that application can be granted as there are no substantial detriments to the public good & the application does not substantially impair the intent or purpose of the Zoning Map or Land Development Ordinance as there are very little changes proposed to the existing site & structure & the proposed restaurant use is permitted in the CBD Zoning District.

The Board was in receipt of a review memorandum prepared by Board Engineer Mr. Petrella, dated March 1, 2021 which was received by the Board & which is incorporated herein as fact. Mr. Petrella reviewed the contents of his review memorandum & he confirmed the relief sought by the Applicant.

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 application.

The Board members then discussed & summarized the application as presented. The Board then discussed the finding of facts on the application. Each Board member gave reasoning for their view of the facts & the application as it relates to the application. Ms. Haas “volunteered” for the finding of facts. Ms. Haas reiterated to the address and Block & Lot of the property as stated in the application. The Zoning District is CBD. The Applicant is requesting preliminary & final siteplan approval & ‘c’ variance relief in relation to maximum lot coverage & off-street parking. The Board finds that lot coverage is a pre-existing non-conforming condition which is not being increased in connection with this Application. A lot coverage variance was obtained by a prior owner as outlined within Resolution P-12-3-2. The Board further finds that the Applicant has met the requirements of the Ordinance in relation to the proposed siteplan. The Board finds that a hardship exists with respect to this Applicant due to the fact that the existing structure is located on an undersized lot which impacts the Applicant’s ability to comply with the area & bulk requirements within the CBD Zoning District. The purposes of zoning law would be advanced by the proposed development in approval of the application. With respect to the ‘C’ variance relief sought by the Applicant, the Board found that the Applicant has presented evidence of a hardship specific to the Property as it is an undersized lot. The Board finds that the Applicant has satisfied the requirements for seeking ‘c’ variance relief siteplan approval. The Board further finds that the proposal is compatible with the surrounding neighborhood & that the requested relief can be granted without substantial detriment to the public good & without substantially impairing the intent & purpose of the Ordinance & Zoning Map. Furthermore, the Board finds that the purposes of the NJ-MLUL will be advanced by the application & the benefits of granting same substantially outweigh any potential detriments. No additions or correction to the finding of facts. No discussion on the facts. The Board accepted the findings of fact.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Mr. Harkins & 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 being affirmative, the application was approved by the Board.

Board member Ms. DeJoseph was excused for the next application(s) due to the Board being a Regional Planning Board & the request/requirement for a Use Variance as part of the next application(s). She excused herself from the deliberations of the rest of the meeting & exited the building.

Application No. Z-2020-12-1 Argus Property Group

119 & 121 New York Avenue

Block 188.02, Lot 1.01 & 1.02

R-2 Zoning District

Conditional Use Variance siteplan approval, minor subdivision approval w/ "c" variances

The Board heard & considered the application of Argus Property Group, LP (Applicant), doing business at 606 Gordon Drive, Exton, PA, the owner of the properties located at 119 & 121 New York Avenue, a/k/a Block 188.02, Lots 1.01 & 1.02 (Property), seeking minor subdivision approval, a D(3) Conditional Use Variance as the use proposed on lot 1.01 does not meet the required minimum frontyard setback (10ft. is required whereas six (6)ft. is proposed), in order to create two (2) 50ft. x 100ft. lots suitable for the construction of single family semi-detached (duplex) dwellings. The property is located in the R-2 Zoning District. The construction of duplexes that are permitted as Conditional Uses within the R-2 Zoning District.

Mr. Jeffrey Barnes, Esq. of the Barnes Law Group, LLC appeared on behalf of the Applicant & outlined the nature of the application & the relief sought in connection with same. Mr. Barnes advised the Board that the Applicant is requesting minor subdivision approval in order to create two (2) 50ft. x 100ft. lots suitable for the construction of duplexes that are permitted as Conditional Uses within the R-2 Zoning District. Mr. Barnes stated that the lots will be oriented towards 2nd Avenue. As a condition of approval, the Applicant will comply with the requirements of the New Jersey Map Filing Law. Mr. Barnes recited the history of the City's decision to permit duplex development on 50ft. x 100ft. lots in the R-2 Zoning District as conditional uses, and he reviewed the applicable conditions for the benefit of the Board. Mr. Barnes advised the Board that the proposed duplexes are designed so as to appear as if they are single-family dwellings as required by the conditional use standard. Mr. Barnes informed the Board that the proposed Lot 1.01 is a corner lot which contains frontage on New York & 2nd Avenue. Frontyard setbacks of 10ft. along 2nd Avenue & six (6) ft. along New York Avenue are proposed whereas 10ft. is required. In light of the proposed frontyard setback along New York Avenue, a D(3) Conditional Use Variance is required for that specific lot.

Mr. Brian Newswanger, RA of Atlantes Architects appeared on behalf of the Applicant & he was recognized as an expert in the field of architecture. Mr. Newswanger was placed under oath & he testified from the proposed site/architectural plans, dated September 2020 & revised December 15, 2020, January 19, 2021, & February 19, 2021, which were received by the Board & which are incorporated herein as fact. Mr. Newswanger reviewed the proposed siteplan for the benefit of the Board. He testified that the Applicant is proposing the construction of two (2) duplexes that will face 2nd Avenue. As a condition of approval, the Applicant will modify the dormers on each building to ensure that each structure has its own unique appearance. Mr. Newswanger testified that the easterly lot complies with all of the conditions governing the development of a duplex on a 50ft. x 100ft. lot in the R-2 Zoning District, as a Conditional Use standard. Mr. Newswanger further testified that the corner lot has frontage along New York & 2nd Avenue. He indicated that a D(3) Conditional Use Variance is required for this lot as the proposed six (6) ft. frontyard setback along New York Avenue does not meet the required 10ft. frontyard setback condition.

Mr. Newswanger reviewed the conditions associated with the development of a duplex on a 50ft. x 100ft. lot in the R-2 Zoning District. He testified that the proposed duplexes are limited to two (2) habitable floors, they have one (1) visible entrance and the 2nd entrance is recessed within the garage area, the duplexes provide a 5/12 roof pitch, asymmetrical façades & they are designed in a traditional seashore style. Mr. Newswanger reviewed the proposed floor plans & building elevations for the benefit of the Board. He advised the Board that each unit will contain a total of three (3) bedrooms & decks are proposed along the front of the structures. Mr. Newswanger testified that a lounge area is proposed within the 2nd habitable floor. He stated that the lounges are wide open spaces with no walls or doors that would allow them to be utilized as additional bedrooms. Mr. Newswanger reviewed the proposed color renderings & building elevations for the benefit of the Board.

A discussion ensued between the Board & Mr. Newswanger regarding the frontyard along New York Avenue & the need to improve the aesthetics as New York Avenue is a main thoroughfare in the City. Mr. Newswanger advised the Board that the New York Avenue front will contain additional landscaping & the materials used to construct the front along 2nd Avenue will be carried through the New York Avenue side of the structure. As a condition of approval, the bump-out along the New York Avenue side of the structure will be modified to be two (2) individual bump-outs that will be brought down to grade & same will be depicted on revised plans to be reviewed & approved by the Board Engineer. As a condition of approval, the Applicant agreed to incorporate additional trim above windows along New York Avenue & the cultured stone will be wrapped around the New York Avenue side façade & same will be depicted on revised plans to be reviewed & approved by the Board Engineer. Mr. Newswanger testified that complying with the required frontyard setback on New York Avenue would prevent the construction of the proposed corner duplex as a compliant frontyard setback would significantly reduce living space & would likely reduce the units to two (2) bedrooms.

Dante Guzzi, P.E., a professional engineer, appeared before the Board on behalf of the Applicant. Mr. Guzzi was accepted by the Board as an expert in the field of engineering & he was placed under oath & sworn in to testify. Mr. Guzzi reviewed the relief sought in connection with the Application for the benefit of the Board. He reiterated the required conditions associated with the development of a duplex on a 50ft. x 100ft. lot in the R-2 Zoning District, as a Conditional Use standard. Mr. Guzzi testified that all required conditions are met with the exception of the frontyard setback along New York Avenue for the proposed corner lot. Mr. Guzzi opined that the corner lot can accommodate the proposed duplex even with the deficient frontyard setback. He indicated that this site is particularly suited to accommodate the proposed duplex use, and he reiterated that all remaining conditions have been met by the Applicant. Mr. Guzzi testified that the Applicant's proposal is an architectural enhancement to the neighborhood & will result in the development of two (2) new structures that are more in keeping with the surrounding neighborhood. Mr. Guzzi further opined that the application can be granted as there is no substantial detriment to the public good & the application does not substantially impair the intent or purpose of the Zoning Map & Land Development Ordinance as the proposed development is consistent with the surrounding neighborhood.

The Board was in receipt of a review memorandum prepared by Board Engineer Mr. Petrella, dated March 2, 2021, which was received by the Board & which is incorporated herein as fact. Mr. Petrella reviewed & confirmed the relief sought by the Applicant for the benefit of the Board.

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 application.

The Board members then discussed & summarized the application as presented. The Board then discussed the finding of facts on the application. Each Board member gave reasoning for their view of the facts

& the application as it relates to the application. Ms. Haas “volunteered” for the finding of facts. Ms. Haas reiterated to the address and Block & Lot of the property as stated in the application. The Zoning District is R-2. The Board finds that the proposed minor subdivision is a by-right subdivision as the proposed lots are conforming 50ft. x 100ft. lots in the R-2 Zoning District. The Applicant is proposing to construct two (2) duplexes which are designed so as to appear as if they were single-family dwellings. Duplexes are permitted on 50ft. x 100ft. lots in the R-2 zone as Conditional Uses. The Applicant meets all required conditions governing the development of duplexes on 50ft. x 100ft. lots in the R-2 zone with the exception of minimum frontyard setback along New York Avenue for the corner lot as a 10ft. setback is required whereas a six (6) ft. setback is proposed. The Board is in receipt of proposed site/architectural plans prepared by Brian Newswanger, R.A. The Board found Mr. Newswanger’s testimony to be credible & persuasive. The Board also received testimony from Dante Guzzi, P.E., in relation to the proposed minor subdivision & siteplan. The Board found Mr. Guzzi’s testimony to be credible & persuasive. With respect to the ‘D(3)’ Conditional Use Variance, the Board finds that the Applicant has established that the Property can accommodate the proposed use thereby justifying the granting of the D(3) variance sought by the Applicant. The Board further finds that the proposal is compatible with the surrounding neighborhood & that the requested relief can be granted without substantial detriment to the public good & without substantially impairing the intent & purpose of the Ordinance & Zoning Map. Furthermore, the Board finds that the purposes of the NJ-MLUL will be advanced by the application & the benefits of granting same substantially outweigh any potential detriments. No additions or correction to the finding of facts. No discussion on the facts. The Board accepted the findings of fact.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Chief Gallagher & 2nd by Ms. Haas. 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 application was approved by the Board.

Chairman Davis called for a 5-minute break/recess in the meeting. After the recess Chairman Davis called for the meeting to resume & back in public session.

Application No: Z-2021-1-1 Sunshine Shore Properties, LLC

511 E. 11th Avenue

Block 416, Lot 6

OS Zoning District

D(1) Use Variance, a D(5) Density Variance siteplan approval, w/ “c” variances

Board Engineer Mr. Petrella wished to correct his Board report before the application proceeds. The correct number of required parking spaces is actually 13 spaces whereby the report stated 11 spaces were provided.

The Application submitted by Sunshine Shore Properties, LLC proposes to convert an existing 24-unit 2-story motel located at 511 East 11th Avenue, Block 416, Lot 6 in the City’s Oceanside (OS) Zoning District, to a 12-unit multi-family apartment building. In connection with this proposal the Applicant is requesting a D(1) Use Variance, a D(5) Density Variance & ‘c’ variance relief.

Andrew Catanese, Esq. of the law offices of Monzo Catanese Hillegeass, P.C. appeared on behalf of the Applicant. Mr. Catanese outlined the nature of the application & the relief sought in connection with same. Mr. Catanese stated that the Property is located at 511 East 11th Avenue in the City’s OS Zoning District & it is currently developed with a twenty-one (21) unit motels. Mr. Catanese advised the Board that the Applicant is proposing to convert the existing 24-unit motel to a 12-unit residential apartment building. Mr.

Catanese noted that motels are not permitted uses within the OS Zoning District. Mr. Catanese stated that the renovations to the building will result in the removal of the existing motel front office, and the total number of units will be reduced from 24 to 12. He advised the Board that the existing building footprint will not be expanded.

The only physical changes to the site are a new trash enclosure, the restriping of the parking area, the additional of concrete wheel stops & a pole mounted parking area light. No exterior changes to the buildings. The only changes to the building are interior by combining units.

Mr. Matt Sprague RA, a registered architect, appeared before the Board on behalf of the Applicant. Mr. Sprague was accepted by the Board as an expert in the field of architecture & he was placed under oath & sworn in to testify. Mr. Sprague reviewed the relief sought in connection with the Application for the benefit of the Board. Mr. Matt Sprague provided an overview of the condo conversion project.

Mr. Vince Orlando, P.E. & PLA, a professional engineer & landscape architect, appeared before the Board on behalf of the Applicant. Mr. Orlando was accepted by the Board as an expert in the field of engineering & he was placed under oath & sworn in to testify. Mr. Orlando provided an overview of the condo conversion project. Mr. Orlando reviewed the relief sought in connection with the Application for the benefit of the Board, especially with the parking requirements. He reiterated the required conditions associated with the development of the project in the OS Zoning District requirements.

According to the Residential Site Improvement Standards (RSIS), the required number of parking spaces is 25 spaces. The Applicant is providing 12 spaces. Therefore, a parking variance is required for 11 parking spaces. The Board have an extensive discussion of the parking issues & the nature of the project converting to apartment/condominium use. The neighborhood the project is located in is very dense with summertime parking on-street/off-street at a premium. No exchange of ideas of alleviating the parking issue was forwarded by the Applicant and/or their experts. The Board opinioned that serious issues maybe warranted towards the request of the parking variance request.

The Board had several discussions over the parking requirements, parking needs & density of the project & neighborhood character. Chairman Davis reiterated that the Master Plan did not call for motel/hotels in the OS Zoning District, as well as apartments, as this project envisions. Board member Chief Gallagher express the traffic conditions typically experienced in this area during the summertime. Vice Chair DiEduardo reiterated the Master Plan involvement of the Board members was a significant effort & the parking as proposed did not meet the needs of the project.

Chairman Davis then opened the application for general public comment. One (1) person did come up to speak;

- a) Joe McEwing, of 1000 JFK Blvd, representing the Roman Holiday Condominium Association. Mr. McEwing was placed under oath & sworn in to testify. Mr. McEwing supports the density reduction of the condo conversion project. This proposed use is better than five (5) individual "party houses." He supports the plan as is & on behalf of the Condo Assoc. supports the application.

No further 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 application.

Mr. Catanese provided a summary of the application before the Board entered into the finding of facts. Mr. Catanese re-affirmed the positive & negative criteria as testified by the Applicant's experts. Chairman Davis stipulated that the use & density of "apartment use" is much different of a use than a motel. The typical

family brings more than one (1) car in a summer weekend. Chairman Davis express his discomfort with the application as presented. Mr. Catanese expressed the use as apartments is better than motel use when viewed of number of cars coming down on a typical summer weekend. Mr. Orlando supported Mr. Catanese findings. Vice Chair DiEduardo expressed her concern of the parking deficiency. Mr. Orlando stated the RSIS supersedes the parking requirements & the proposed siteplan makes the parking lot efficient. Mr. Orlando stipulated the apartment/condo conversion is a better use than the current motel use. Mr. Catanese re-affirmed the benefits of the proposed plan.

Mr. Catanese requested a 5-minute recess in order to confer with his client. The Board granted the request. Upon return of same, the Board commence the meeting/application once again.

Mr. Catanese had requested tabling the application after consulting his client & wishing to re-design the application & plans to make the development more pleasing to the Board. After considerable debate by the Board & the Applicant's experts, the application was tabled until the next Board meeting of March 10, 2020, with revised plans to be submittal for review by the Board & its professionals in advance of the meeting. The Board Solicitor announced no further public notice is required for the application, unless a substantial change is made to the application, then a new public notice would be required. That will not be known until the Applicant submits the re-design of plans. The Applicant & attorney for Applicant accepted the motion to table the application.

I) ZONING OFFICER REPORT:

The Zoning Officer/Construction Official, Dan Speigel, presented the Construction/Fire Prevention/Planning & Zoning 2020 Annual Report. The report outlines the number of applications processed, reviewed 7 approved by the Construction/Fire Prevention/Planning & Zoning offices during the Year of 2020. The Board congratulated Mr. Speigel on the report contents.

Chairman Davis requested the Zoning Officer/Construction Official to investigate posting a sign with contact information of the owner, developer, Block & Lot info and emergency contact information.

J) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment. 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.

J) APPROVAL OF MINUTES: –

The Board Solicitor presented to the Board the approval of February 10, 2021 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 Vice Chair DiEduardo & 2nd by Ms. Haas. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved.

K) UNFINISHED BUSINESS: None presented.

L) COMMUNICATION(S): None presented.

