

North Wildwood Planning Board
Regular Meeting: April 14, 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	Absent
Chief Matt Gallagher	Absent	Mr. William Green	Absent
Mr. John Harkins	Present	Councilman David Del Conte	Absent
Mr. George Greenland	Present	Mr. James M. Flynn	Absent
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. 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 not conduct the truth swearing of the Board's professionals as it was not necessary for tonight's meeting.

F) MOTIONS FOR ADJOURNMENTS:

The Board Secretary & the Board Solicitor announced adjournment of the below referenced application(s) by written request of the Applicant's attorney/agent. Notice requesting adjournment was received in a timely manner before the Board hearing. The request for adjournment also provided for time limit wavier under the NJ Municipal Land Use Law {NJ-MLUL} (NJS 40:55D-1 et. seq.) & the Ordinance (Chap. 276-1

et. seq.). The Board Solicitor announced to the public that this application will be adjourned to the May 12th meeting & no further public notice will be or is required to be provided. With that being said, the application was adjourned.

Application No: Z-2021-1-1 Sunshine Shore Properties, LLC *(Continuation of Hearing)*

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

Application No.: P-2021-2-2 Thomas McGlone

209 E. 6th Avenue
Block 246, Lot 19
R-1 Zoning District
“c” variance – Sideyard setback relief

Application No.: P-18-5-3 (A) Benjamin Masino

119 E. Walnut Ave Avenue
Block 222, Lot 16
R-1.5 Zoning District
D(6) Use/Height Variance,

G) **MEMORIALIZATIONS:**

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.

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

Application No. Z-2020-12-1 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.

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Vice Chair DiEduardo & 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. Mr. Auty & Mr. O'Connell abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

H) NEW BUSINESS:

Board Resolution PB-03-2021

Pending City Ordinance No. 1837 – Proposed Amendments to Land Development Ordinance Chapter 276-5 – “Prohibited Uses” – *Prohibiting the Operation of any Class of Cannabis Businesses within the City of North Wildwood.*

The Board received on March 16, 2021, the City of North Wildwood’s governing body Ordinance 1837, entitled “An Ordinance Amending Chapter 276, Land Development, Prohibiting the Operation of any Class of Cannabis Businesses Within the City of North Wildwood” which effectively amends the City’s Land Development Ordinance to prohibit the six (6) classes of Cannabis Licenses enacted under the ‘New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act’ from operating within the City.

Pursuant to N.J.S.A. 40:55D-26 & N.J.S.A. 40:55D-64, prior to the adoption of a development regulation, revision, or amendment thereto, the governing body is required to refer said regulation to the Planning Board for its review & comment in order to ensure that the proposed regulation, revision or amendment is consistent with the municipality’s current Master Plan. At its April 14, 2021 duly-noticed public meeting, the Board conducted a hearing during which it reviewed proposed Ordinance No. 1837 in order to determine if said Ordinance was consistent with the City’s current Master Plan, it opened said hearing to the public for comment, and the Board ultimately found that the proposed Ordinance was acceptable & further found that same is consistent with the City of North Wildwood Master Plan.

The Board Solicitor called for a motion to approve the memorialization of the Board Resolution as discussed. Motioned by: Mr. Greenland & 2nd by Mr. Harkins. 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 was approved by the Board.

I) ZONING OFFICER REPORT: None presented.

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 March 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 Ms. Haas & 2nd by Mr. Harkins. Mr. Greenland, Mr. Auty & Mr. O’Connell abstained from the vote. 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:

The Board Solicitor mentioned that the Marina Bay Towers application is pending to the Board whether the Board would consider holding a special meeting in the near future to entertain this development application. Several dates were mentioned. Discussion was worthy of merit whether the application should be heard at a regular meeting or special meeting to be held. The discussed its lengthy agenda & the need to hear all commentators. It was decided a special meeting be held & April 21 was scheduled to hear the application.

The Board Solicitor also discussed waiving the application & escrow fee for the forthcoming application before the Board. Discussion between the Marina Bay Tower applicant & the City whether the fees can be waived. A Consent Order regarding the waiving of fees, whereby the application fees will be waived, but the escrow fees will be paid. A motion was presented to the Board by the Board Solicitor for signing the Consent Order. The Board Solicitor presented to the Board the motion to execute the Consent Order on behalf of the Board. The Board Solicitor called for any discussion or corrections to the motion. No further discussion to the motion. 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.

L) COMMUNICATION(S):

The Board Secretary presented to the Board the following newspaper articles/information;

Newspaper Article – New Law requires Master Plans to include climate change/hazard assessment.

For information only – No Board action required.

Newspaper Article – Verizon 5G Internet / Zoning Conundrum.

For information only – No Board action required.

Newspaper Article – NJ Economic Recovery Act 2020


For information only – No Board action required.

M) REPORTS: None presented.

N) MEETING ADJOURNED:

Meeting was adjourned at 7:16pm, on motioned by Ms. Haas & 2nd by Vice Chair DiEduardo. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 6/10/21
Date


Eric Gundrum
Board Secretary

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

