

**NORTH WILDWOOD PLANNING BOARD**  
**REGULAR MEETING**

**July 14, 2021**

**6:30 P.M.**

**A G E N D A**

- A) Call to Order
- B) Open Public Meeting Statement
- C) Pledge of Allegiance

*Welcome of New Board member – Chief John Stevenson*

- D) Roll Call
- E) Swearing in of Professionals
- F) Motions for Adjournments:

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

511 East 11th Avenue

Block 416, Lot 6

OS Zoning District

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

Final siteplan approval

- G) Memorialization:

**Application No.: P-2021-3-1 Christopher O’Shaughnessy**

305 East 7<sup>th</sup> Avenue

Block 276, Lot 16

R-1 Zoning District

“c” Variance – sideyard setback variance

**Application No.: P-21-5-2 City of North Wildwood**

117 West 5<sup>th</sup> Avenue

Block 185, Lot 14

R-2 Zoning District

Conditional Use siteplan approval/minor subdivision approval

**Application No.: P-2021-2-1 Jersey Development, LLC**

132 W. 3<sup>rd</sup> Avenue

Block 186, Lot 3

R-2 Zoning District

Conditional Use siteplan approval

**Application No: Z-21-4-2 Lisa Dinon**

103 E. 19th Avenue

Block 202, Lot 1

CBD Zoning District

Use Variance Approval

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(continued)

**Application No.: Z-2021-1-3 Gregory Schubert**

1410 Central Avenue

Block 206, Lot 13

R-1 Zoning District

Multiple “c” variance siteplan approval (*Zoning Enforcement case*)

H) New Business - Applications:

**Application No.: P-21-5-1 Michael Cavanaugh**

307 E. 2<sup>nd</sup> Avenue

Block 281, Lot 19

R-1 Zoning District

“c” Variance approval – swimming pool setback

**Application No.: Z-14-8-1(A) 421 W. Spruce Avenue, LLC & DWM RE Holdings, LLC**

421 & 429 West Spruce Avenue

Block 102, Lots 19.01 & 19.02

R-2 Zoning District

Preliminary & Final siteplan approval to address unapproved modification/construction

- For prior issued of D(1) Use Variance & w/ “c” variances siteplan approval

**Application No.: P-21-4-1 O’Halloran** (*continued from last month’s meeting*)

314 Central Avenue

Block 217, Lot 9

R-1 Zoning District

Minor Subdivision approval, w “c” variance for Lot Area & Depth

**Application No.: Z-2006-8-4(C) Spruce & Old New Jersey, LLC (aka Champagne Island Hotel)**

106 West Spruce Avenue

Block 191, Lots 2 & 4

D&E Zoning District

Preliminary & Final siteplan approval, “c” variance approval for parking and/or Interpatient/

Change of Use/Use Variance approval for converting motel to apartments/condominiums

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – June 9, 2021 Regular meeting

*Agenda continued on next page*

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**A G E N D A**

(continued)

L) Unfinished Business: –

Motion against Pileggi v. Zoning Brd of Adjustment, North Wildwood  
Filed by Anthony Harvatt, Esq. on city resident  
Correspondence from Board Solicitor R. Belasco to Judge Julio Mendez, AJSC  
*Correspondence only, No formal Board action*

M) Communication: -

*The following items are for Board information only, and do not require any Board formal action*

Newspaper article – US Supreme Court sides with PennEast in NJ pipeline court case  
Newspaper article – NJ approves 2,700 MW offshore wind farm, nation’s largest off Atlantic City  
Newspaper article – Ocean City set to take on Trenton on new wind power rule/law.  
Newspaper article – Wildwood City to reduce Planning & Zoning application fees.

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Regular Meeting: August 11, 2021

*Agenda subject to change at the discretion of the Chairman.*

Note: Plans and documents relating to the Agenda may be reviewed during regular office hours –  
Monday – Friday (9:00 a.m.-4:00 p.m.) at the Planning & Zoning Office,  
City Hall, 901 Atlantic Avenue, North Wildwood, New Jersey.