

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 Di Eduardo	Present	Mayor's Designee Mr. Doug Miller	Present
Chief John Stevenson	Absent	Mr. William Green	Present
Mr. John Harkins	Present	Councilman David Del Conte	Absent
Mr. George Greenland	Present	Mr. Bill O'Connell	Present
Mr. Bill Auty (Alt. 1)	Absent	Ms. Barbara Hass (Alt. 3)	Present
Mr. Ron Peters (Alt.2)	Present	Ms. Valeria DeJoseph (Alt. 4)	Present
		Mr. Robert 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-21-12-1 Largy Road, LLC (aka Anglesea Pub restaurant)

116 West 1st Avenue

Block 188.02; Lot 9

CBD Zoning District

Preliminary & Final siteplan approval & 'c' variance relief in order to expand outdoor dining via the construction of a covered deck at the property

The Board heard & considered the application of Largy Road, LLC (Applicant), owner of the property located at 116 West 1st Avenue, a/k/a Block 188.02, Lot 9 (Property), seeking preliminary & final siteplan approval, & 'C' variance relief in relation to off-street parking for two (2) parking spaces, minimum parking stall length (18ft. is required whereas 16.5ft. is proposed), minimum drive aisle width (24ft. is required whereas 21.7ft. is proposed), maximum lot coverage (80% is permitted whereas 100% is existing & proposed), minimum sideyard setback to existing accessory structures (four (4) ft. is required whereas 0.2ft. is existing & proposed), and required buffer to an adjoining property, in order to construct an elevated wooden deck in the area of existing parking lot adjacent to New Jersey Avenue to provide a total of fifty (50) 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. Greenland & 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 memorialization was approved by the Board. Board member Mr. O'Connell abstained from the vote.

H) NEW BUSINESS:

Application No.: P-22-1-1 David & Margaret Schickling

314 West 15th Avenue

Block 117.01; Lot 12

R-2 Zoning District

Variance approval for swimming pool from eight (8) foot separation setback

The Board heard & considered the application of David & Margaret Schickling (Applicant), owners of the property located at 314 West 15th Avenue, a/k/a Block 117.09, Lot 12 (Property), seeking 'c' variance relief in relation to minimum distance between an accessory use (swimming pool) & the principal structure (eight (8)ft. is required whereas four (4)ft. is proposed), in order to install a swimming pool in the sideyard. The Zoning District is R-2.

The Applicant, David Schickling, was self-represented in connection with the preparation & filing of this Application. Mr. Schickling appeared & he was placed under oath to testify before the Board. Mr. Schickling outlined the nature of the application & the relief sought in connection with same. Mr. Schickling testified that he is proposing to install an oval shaped pool in the sideyard of the property. Mr. Schickling noted that an outdoor shower enclosure is also proposed to be constructed in the sideyard. Mr. Schickling presented & reviewed a survey prepared by The Martinelli Group, P.C., dated January 13, 2020, which depicted the location of the proposed pool & shower enclosure. Mr. Schickling advised the Board that he is requesting a variance in relation to the minimum distance between an accessory use (swimming pool) & the principal structure as 8ft. is required whereas 4ft. is proposed. Mr. Schickling testified that a 2.5ft platform will also be constructed next to the pool in order to house the pool mechanicals.

In response to a question posed by the Board, Mr. Schickling testified that the proposed pool was designed in the shape of an oval and measures approximately 12ft. x 18ft. A discussion ensued in relation to the location of the proposed pool mechanical platform. As a condition of approval, the proposed pool mechanical platform will be no larger than 4ft. x 4ft. and it will not be located within 4ft. of the property line, and it will comply with the requirements of the applicable Ordinance requiring a visual & sound buffer. Mr. Schickling testified that there is no other viable location on the property where a pool can be located as the property contains frontage along two (2) streets & has no defined rearyard. Mr. Schickling further testified that the 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 & Land Development ordinance.

The Board was in receipt of a review memorandum prepared by Board Engineer Mr. Petrella, dated February 28, 2022, 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 members of the public spoke out in favor or against the application. No comment was offered. Chairman Davis closed the public portion of the meeting.

The Board members then discussed & summarized the application as presented. The Board then discussed the finding of facts on the variance/siteplan approval. 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 property is located in the R-2 Zoning District & it is currently developed with a single-family dwelling. The Applicant is the owner of the Property, as such, has standing to appear before the Board requesting variance/siteplan approval. The Applicant, David Schickling, was self-represented in connection with this application. With respect to the “c” variance relief sought by the Applicant, the Board finds that the Applicant has presented sufficient justification to grant the variance relief associated with this application. The Board found the proposed variance/siteplan meets the requirements set forth within the Ordinance. The Board finds that the Applicant has satisfied the requirements for variance/siteplan 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 Resolution as discussed. Motioned by Mr. O’Connell & 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.

Application No.: P-22-1-2 Kevin Carrigan

1411 Hoffman Canal

Block 118.02; Lot 2

R-2 Zoning District

Variance approval for rear deck on waterfront property (Hoffman Canal) from side & rearyard setback

The Board heard & considered the application of Kevin Carrigan (Applicant), owner of the property located at 1411 Hoffman Canal, a/k/a Block 118.02, Lot 2 (Property), seeking ‘c’ variance relief in relation to minimum sideyard setbacks (6ft. is required whereas 0ft. is proposed), minimum rearyard setback (10ft. is required whereas 0ft. is proposed), and maximum lot coverage (85% is permitted whereas 88% is proposed), in order to expand an existing 1st floor deck located along Hoffman Canal & to construct an outdoor shower enclosure in the sideyard.

The Applicant, Kevin Carrigan, was self-represented in connection with the preparation & filing of this Application. Mr. Carrigan appeared, and he was placed under oath to testify before the Board. Mr. Carrigan outlined the nature of the application & the relief sought in connection with same. Mr. Carrigan advised the Board that he purchased the property in August of 2020. Mr. Carrigan testified that shortly after purchasing the property he determined that the bulkhead needed to be replaced & raised. In connection with this bulkhead project an existing pier & the existing deck that's located adjacent to Hoffman Canal will also be replaced. Mr. Carrigan further testified that he is also seeking approval to increase the size of the existing deck. Mr. Carrigan reviewed the existing & proposed site conditions for the benefit of the Board.

The Board is in receipt of a bulkhead plan prepared by R.D. Green Engineering, dated April 8, 2021, which was received by the Board & which is incorporated herein as fact. The Board is also in receipt of NJDEP Permit Plan prepared by Andrew C. Shawl, P.E., LLC, dated March 26, 2021, which was received by the Board & which is incorporated herein as fact.

Mr. Carrigan advised the Board that the existing dwelling was constructed at elevation 9.5' & there will be an approximate drop of six (6)ft. to the ground in light of the proposed increase in the height of the bulkhead. Mr. Carrigan testified that the existing deck currently projects beyond the bulkhead over Hoffman Canal, and he indicated that the proposed deck will project even further out in to Hoffman Canal; however, it will not extend beyond the decks maintained by neighboring properties. Mr. Carrigan testified that larger stairs will be constructed in the side/rearyards which will be located on the property line & which will provide access on both sides of the property to the proposed deck. Mr. Carrigan advised the Board that an outdoor shower enclosure is also proposed within the western sideyard setback which will be as wide as an existing HVAC platform depicted on the plans. He noted that the existing HVAC platform projects into the sideyard setback & the proposed shower enclosure will be built in line with this existing condition. Mr. Carrigan testified that the proposed lot coverage will be increased by approximately 100SF from 85% to 88%. In response to a question posed by the Board, Mr. Carrigan testified that the deck is included in the impervious coverage calculation; however, the deck boards will have gaps to allow water to drain & run through to the ground.

The Board was in receipt of a review memorandum prepared by Board Engineer Mr. Petrella, dated February 28, 2022, 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. One (1) member of the public addressed the Board, namely:

- a. David Schickling, owner of the property located at 314 West 15th Avenue, appeared & he was placed under oath to testify before the Board. Mr. Schickling advised the Board that he was in favor of the application. He indicated that repairing & replacing the existing bulkhead will improve the property & benefit the surrounding neighborhood.

No additional members of the public spoke out in favor or against the application. No further comment was offered. Chairman Davis closed the public portion of the meeting.

The Board members then discussed & summarized the application as presented. The Board then discussed the finding of facts on the variance/siteplan approval. 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 property is located in the R-2 Zoning District & it is currently developed with a single-family dwelling. The Applicant is the owner of the Property, as such, has standing to appear before the Board requesting variance/siteplan approval. The Applicant, Kevin Carrigan, was self-represented in connection with this

application. One member of the public spoke in favor of the application. With respect to the “c” variance relief sought by the Applicant, the Board finds that the Applicant has presented sufficient justification to grant the variance relief associated with this application. The Board found the proposed variance/siteplan meets the requirements set forth within the Ordinance. The Board finds that the Applicant has satisfied the requirements for variance/siteplan 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 Resolution as discussed. Motioned by Ms. DeJoseph & 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 memorialization was approved by the Board.

Planning Board Resolution No. PB-05-2022 – Prohibition of Mechanical Parking Lifts

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, and the Planning Board is required to prepare a report, to be submitted to the governing body, outlining the Board’s findings in relation to the consistency of said regulation to the municipality’s Master Plan.

The City of North Wildwood’s governing body on March 1, 2022, introduced Ordinance 1870, entitled “An Ordinance Amending Ordinance 1177, as amended” which proposes to prohibit the use of mechanical parking lifts in all zoning districts within the City, other than a lift in a licensed automobile service station. The Board quantified it is both reasonable & appropriate to ensure that safe & appropriate off-street parking is maintained & provided throughout the City. The Board’s duly-noticed public meeting, reviewed & discussed proposed Ordinance No. 1870 to determine if said Ordinance was consistent with the City’s current Master Plan, and the Board ultimately found that the proposed Ordinance was acceptable & further found that same is consistent with the current City of North Wildwood Master Plan.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by Mr. O’Connell & 2nd by Mr. Miller. 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:

Dan Spiegel, Zoning Officer/Construction Official, had nothing to report to the Board.

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.

K) APPROVAL OF MINUTES:

The Board Solicitor presented to the Board the approval the February 9, 2022 Board regular Meeting Minutes. The Board Solicitor called for any discussion or corrections to the minutes. No discussion or

corrections proposed. Motioned as proposed by Mr. Harkins & 2nd by Mr. Greenland. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved.

L) UNFINISHED BUSINESS:

Definition of Hotel/Motel – Amendment to Land Development Ordinance – continuation of discussion from the October 2021 meeting.

Planning Board Resolution No. PB-04-2022

The Board over the course of the past several years, has reviewed & considered several Use Variance applications proposing to convert existing hotels & motels located throughout the City to multi-family apartments buildings, and several other hotel & motels have been converted to the condominium form of ownership. The conversion of hotels/motels from a fee simple form of ownership to the condominium form of ownership does not amount to a “change in permitted use,” the City of North Wildwood has determined that it is appropriate to reevaluate the current zoning regulations governing the use & operation of hotels & motels throughout the City. The Board, at the request of the City governing body, was asked to evaluate the current zoning regulations associated with the operation of a hotel & motel to determine if revisions were appropriate to address the current trends associated with the hotel & motel use. The Board established a subcommittee consisting of three (3) Board members and; the Board Solicitor, the Board Engineer & the Board Secretary to conduct a comprehensive review of the City’s Land Development Ordinance as it relates to regulations governing hotel & motel uses, and thereafter to report recommended revisions to the Board as a whole.

The Board subcommittee drafted an discussion/report which outlines the subcommittee’s recommended revisions to the City’s Land Development Ordinance to address current trends associated with the existing use & the conversion of hotels & motels throughout the City; and the Board’s Solicitor prepared a discussion draft for the Board which considered & discussed the subcommittee’s proposed revisions to the City’s Land Development Ordinance and determined that said revisions were reasonable, appropriate & consistent with the City’s current Master Plan, however the Board in majority, felt further revisions were necessary to clarify & define hotel & motel conversions as it pertains to the Ordinance provision as being considered to be amended.

Based on the discussions, the Board requested the Board Solicitor to prepare another draft of the proposed Ordinance provisions/revision, with revision to be discussed further at the April Board meeting.

At this point in the meeting, Vice Chair DiEduardo was excused from the meeting for a prior engagement.

M) COMMUNICATION(S): None presented.

The Board Secretary brought the following “informational” items to the Board attention. No formal Board action was required;

Newspaper article – Electric Smart service meters
Information only – No formal Board Action expected

Newspaper article – Sea Isle City to restrict Parking Lifts
Information only – No formal Board Action expected

Newspaper article – Two charged with stealing money off WWC home value & Introduction to County of Cape May Clerks’ Office Property/Deed Alert system
Information only – No formal Board Action expected

City of North Wildwood Resolution – Prohibiting music in temporary Covid-19 Expansion permits & expanded Outdoor Dining areas
Information only – No formal Board Action expected

City of North Wildwood Resolution – Authorizing support for CAFRA application – Ocean Bay Club at North Wildwood Marina (aka Marina Bay Towers)
Information only – No formal Board Action expected

City of North Wildwood Ordinance passage – Ordinance No. 1870 - prohibition of residential flats in the Dining & Entertainment (D/E) Zoning District as a permitted use
Information only – No formal Board Action expected


Correspondence – Munisite Networks – installation of small-scale cell networks/new utility poles
Information only – No formal Board Action expected

N) REPORTS: None presented.

O) MEETING ADJOURNED:

Meeting was adjourned at 7:55pm, on motioned by Ms. Haas & 2nd Mr. Greenland. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 4/14/2022
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.