

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

September 13, 2023

6:30 P.M.

A G E N D A

- A) Call to Order
- B) Open Public Meeting Statement
- C) Pledge of Allegiance
- D) Roll Call
- E) Swearing in of Professionals
- F) Motions for Adjournments:
- G) Memorialization: –

Application: P-22-10-4(A) Mark Arabia & Sean Dougherty

203 Delaware Avenue

Block 156; Lot 2

R-2 Zoning District

Extension of previous granted approval per NJSA 40:55D-47(f)

Previously granted approval for minor subdivision approval & ‘c’ variance relief for Lot does not abut an improved street

Application: P-23-6-3 Jersey Development Group, LLC

234 West Chestnut Avenue

Block 158; Lot 4

R-2 Zoning District

Conditional Use/siteplan approval in order to construct single-family semi-detached (duplex) dwelling

- H) New Business - Applications:

RESOLUTION NO. PB-07-2023 – Resolution approving deletion of duplexes appearing as single-family homes on 50x100 lots as Conditional Use/Siteplan approval in the R-2 Zoning District

Board Action required

RESOLUTION NO. PB-08-2023 – Resolution approving creation of conditional use requirements for accessory apartments in the R-1.5 Zoning District

Board Action required

Application: Z-2021-1-1(A) Sunshine Shore Properties, LLC

511 East 11th Avenue

Block 416; Lot 6

O/S Zoning District

requests extension of approvals for previous granted approvals in order to convert an existing 24 unit motel to 10 residential apartments

Extension of previous granted approval per NJSA 40:55D-47(f)

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(continued)

Application: P-21-2-1(A) Jersey Development

132 West 3rd Avenue

Block 186; Lot 3

R-2 Zoning District

Conditional Use/siteplan approval in order to construct single-family semi-detached (duplex) dwelling

Extension of previous granted approval per NJSA 40:55D-47(f)

Application: P-23-6-2 Cheryl Kulpa & John Perpiglia

423 East 5th Avenue

Block 322; Lot 10

O/S Zoning District

minor subdivision approval in order to create a 40ft. x 100ft. lot & a 50ft. x 100ft. lot. The Applicant is proposing to construct a new single-family dwelling on the proposed 50ft. x 100ft. lot & is seeking 'c' variance relief for required minimum frontyard setback

Application: Z-23-7-1 Cody Lubisky

130 East Walnut Avenue

Block 221; Lot 8

R-1.5 Zoning District

seeks a D(1) Use Variance & "C" variances to permit two (2) residential buildings on one (1) lot, for a total of three (3) residential dwellings. The rear building will be raised & renovated as a duplex structure, while the front building will be a new 3-story residential building

Application: Z-23-6-1 Kevin Smith, Mary Ellen McKenna & Thomas Peters

234 W. 18th Avenue

Block 140; Lot 10

R-2 Zoning District

d(6) "Use"/Maximum building height variance & 'c' variance relief in order to construct single-family semi-detached dwelling

Application was tabled from last month's meeting

Application: Z-23-8-1 Denise Kalai Mattia & Thomas Mattia

214 East 23rd Avenue

Block 228; Lot 6

R-1 Zoning District

seeks a D(1) Use variance to permit a duplex residential dwelling in R-1 Zoning District

I) Zoning Officer Report:

J) Public Portion:

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A G E N D A

(continued)

K) Approval of Minutes: – August 9, 2023 Regular meeting minutes

L) Unfinished Business: –

Proposed Landscaping regulation – Chap. 276-35(B)(6) – Board discussion

No Board Action required

M) Communication: – None

Reports: – None

N) Meeting Adjourned:

Next Scheduled Meeting: October 11, 2023

Agenda subject to change at the discretion of the Chairman.

Note: Plans & 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, NJ.