

**NORTH WILDWOOD PLANNING BOARD**

**REGULAR MEETING**

**October 11, 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-21-2-1(A) Jersey Development**

132 West 3<sup>rd</sup> 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 5<sup>th</sup> 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. 18<sup>th</sup> 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

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(continued)

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

214 East 23<sup>rd</sup> 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

H) New Business - Applications:

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

511 East 11<sup>th</sup> 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)

**Application: P-23-8-2 Crosstrees Condominium Association**

801 Ohio Avenue

Block 78; Lot 1

TH Zoning District

Siteplan approval for multiple sheds, exceeding the 150 sq. ft. threshold maximum

**Application: P-23-8-4 MW of Wildwood, LLC**

308 West 19<sup>th</sup> Avenue

Block 113; Lot 9

R-2 Zoning District

Conditional Use/siteplan approval in order to construct a duplex on a 50ft. x 100ft. lot at the property

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – September 13, 2023 Regular meeting minutes

L) Unfinished Business: – – **None**

M) Communication:

City Resolution – obtaining Court approval of the City’s Affordable Housing Plan, -  
adopted September 5, 2023

***No Board action required***

*Agenda continued on next page*

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(continued)

Reports: – **None**

N) Meeting Adjourned:

Next Scheduled Meeting: November 8, 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.