

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
November 15, 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: 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)

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 19th 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

- H) New Business - Applications:

RESOLUTION NO. PB-10-2023 – Resolution approving amendment to Land Development Ordinance Chapter 276-20(B)(12) to clarify language/interpretation of existing paragraph in the Central Business District (CBD) Zoning District

Board Action required

Agenda continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
November 15, 2023
6:30 P.M.
A G E N D A

(continued)

New Business - _____ Applications: (continued)

Application: P-23-9-2 Joseph Pace

224 West 10th Avenue

Block 148; Lot 5

R-2 Zoning District

Minor Subdivision approval, two (2) new lots with existing Single-family home to remain

Application: P-23-10-1 Albert & Valerie DeJoseph

219 West 3rd Avenue

Block 156; Lot 21

R-2 Zoning District

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

Application: Z-23-9-1 Donald & Denise Petersen

308 East 18th Avenue

Block 264; Lot 3

R-1 Zoning District

Use Variance approval – raising two (2) principal structures on one lot

Application: Z-23-8-1 2100 NJ Ave, LLC

101 W. 21st Avenue & 2100 New Jersey Avenue

Block 168, Lots: 11 & 12

CBD Zoning District

Minor subdivision approval in order to create a 100ft. x 200ft. lot fronting onto New Jersey Avenue & a new 50ft. x 100ft. lot fronting on to 22nd Avenue in connection with the properties located at 2100 New Jersey Avenue (aka Bank of America bank property). D(1) Use Variance in order to permit the development of a single-family semi-detached (Duplex) residential dwelling on the new proposed 50ft. x 100ft. lot. The property is exclusively located in the Central Business District (CBD) Zoning District.

- I) Zoning Officer Report:
- J) Public Portion:
- K) Approval of Minutes: – October 11, 2023 Regular meeting minutes
- L) Unfinished Business: – – **None**

Agenda continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
November 15, 2023
6:30 P.M.
A G E N D A

(continued)

M) Communication:

City Ordinance adoption – City Ordinance No. 1916 – Conditional Use of accessory apartments within Single-family homes, adopted September 5, 2023, effective October 25, 2023

No Board action required

City Ordinance adoption – City Ordinance No. 1913 – deletion of Conditional Use of duplex dwellings on 50x100 lots, adopted September 5, 2023, effective October 25, 2023

No Board action required

Notice of Availability of requests for qualifications & proposals (RFP/RFQ) for various 2024 Planning Board professional services contracts

N) Reports: – None

O) Meeting Adjourned:

Next Scheduled Meeting: December 13, 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.