

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

April 10, 2024

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: None
- G) Memorialization(s): –

Application No.: P-23-10-4 Timothy Rocco

316 West 19th Avenue

Block 113, Lots: 7

R-2 Zoning District

The Application submitted by Timothy Rocco seeks “c” variance approval in order to reduce density from a duplex to single-family structure on a pre-existing undersized 25x100 lot in the R-2 Zoning District. The pending application proposes to renovate & expand the existing 2nd floor. The application submittal is result of a Zoning Enforcement action as the proposed construction taking place was an full 2nd floor expansion to the issuance of a simple renovation Construction Permit by the City.

Application No.: P-24-1-2 John Patrick & Dorothy Prior

910 New York Avenue

Block 149; Lot 15

R-2 Zoning District

The Application submitted by John Prior seeks minor subdivision approval & ‘c’ variance relief in order to subdivide the existing parcel to create two (2) undersized, 50ft. x 70ft. lots for the future development of single-family dwellings

Application No.: P-24-1-4 American Build Pro

137 E. 12th Avenue

Block 209; Lots 14 & 15

R-1.5 Zoning District

The Application seeks minor subdivision approval to subdivide the existing parcel to create two (2) lots, with both lot(s) is proposed to be developed with a single-family dwelling.

Continued on next page

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

April 10, 2024

6:30 P.M.

A G E N D A

continued

Memorialization(s): – continued

Application No: P-24-1-1 Joseph Lerro

201 Olde New Jersey Avenue

Block 221; Lots 1-3

D&E Zoning District

The Application submitted by Joseph Lerro seeks preliminary & final major siteplan approval in order to renovate/expand an existing restaurant/bar at the property.

Application No: Z-24-1-5 500 Ocean Ave, LLC

500 Ocean Avenue

Block 321; Lot 7

OS Zoning District

The Application submitted by 500 Ocean Ave, LLC seeks a D(1) Use variance/siteplan approval in order to convert an existing 21-unit motel to a nine (9) unit multi-family dwelling at the property

H) New Business - _____ Application(s):

Application No: P-24-2-3 Cape Holdings Group, LLC

220 West 14th Avenue

Block 144; Lot 9

R-2 Zoning District

‘c’ sideyard variance & undersized lot (25x100) relief in order to develop a single-family dwelling & an in-ground swimming pool at the property

Application No: P-24-2-2 Brenda Melle

511 Virginia Avenue

Block 103; Lot 2

R-1 Zoning District

‘c’ variance relief in order to construct a swimming pool at the property.

Application No: Z-24-1-3 John Kostakos

1103 Central Avenue

Block 240; Lot 3

R-1 Zoning District

D(1) Use variance & ‘c’ variance relief in connection with proposed house raising, garage construction & deck/porch expansion of a pre-existing non-conforming residential duplex

Continued on next page

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

April 10, 2024

6:30 P.M.

A G E N D A

continued

New Business - Application(s): – continued

Application No: Z-24-2-1 Louis Viscontò

100 West 17th Avenue

Block 172; Lot 16

CBD Zoning District

d(2) Use Variance & ‘c’ variance relief in order to construct a swimming pool at the property.

Application No: Z-24-2-5 Michael Scheiblein

101 West 18th Avenue

Block 172; Lot 17

CBD Zoning District

d(2) Use Variance & ‘c’ variance relief in order to construct a swimming pool at the property.

Application No: Z-24-2-7 Kathleen Dressler

409 E. 7th Avenue

Block 307; Lot 19

R-1.5 Zoning District

d(2) Use variance in connection with the expansion of a pre-existing non-conforming use & ‘c’ variance relief in order to construct an addition duplex dwelling

Application No: Z-24-3-1 Deborah McAlaren *Conceptual Review*****

100 East 22nd Avenue

Block 198, Lot 2

CBD Zoning District

Two (2) principal dwelling units, 1 new unit on top of existing garage

*****Conceptual Review***** No formal Board action

Application No: Z-24-3-3 Dartmouth Group2, LLC *Conceptual Review*****

510 East 13th Avenue

Block 413, Lot 6

O/S Zoning District

New construction of 30-unit residential structure, replacing existing American Inn motel

*****Conceptual Review***** No formal Board action

- I) Zoning Officer Report:
- J) Public Portion:
- K) Approval of Minutes: – March 13, 2024 Regular Meeting minutes

Continued on next page

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

April 10, 2024

6:30 P.M.

A G E N D A

continued

- L) Unfinished Business: – **None**
- M) Communication: -
- N) Reports: – **None**
- O) Meeting Adjourned:

Next Scheduled Meeting: **May 15, 2024** ** (*Out of Normal Sequence*)

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.