

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

May 15, 2024

6:30 P.M.

A G E N D A

- A) Call to Order
- B) Open Public Meeting Statement

Welcome to Chief Madden to the Planning Board

- C) Pledge of Allegiance
- D) Roll Call
- E) Swearing in of Professionals
- F) Motions for Adjournments: None
- G) Memorialization(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

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

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.

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continued

Memorialization(s): – continued

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

H) New Business - _____ Application(s):

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

Extension to preliminary & final approvals in connection with the properties located at 2100 New Jersey Avenue (aka Bank of America bank property). A D(1) Use Variance was approved to permit the development of a single-family semi-detached (Duplex) residential dwelling on the new proposed 50ft. x 100ft. lots. The property is exclusively located in the Central Business District (CBD) Zoning District.

Application No: P-24-3-2 Michael & Theresa Sothern

1011 Delaware Avenue

Block 148, Lot 1

R-2 Zoning District

Preliminary & final siteplan & ‘C’ variance relief approval to raise an existing single-family dwelling & construct a deck

Application No: Z-2024-3-4 700 New Jersey Avenue, LLC

700 New Jersey Avenue

Block 182, Lot 9

CBD Zoning District

Preliminary & final siteplan approval & D(1) Use Variance approval to construct a seven (7) seat inside bar to serve alcoholic beverages in the CBD Zoning District in an existing commercial restaurant

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continued

New Business - _____ Application(s): (Continued)

Application No: Z-24-2-6 Edward Fahy

318 West 16th Avenue

Block 116; Lot 9

R-2 Zoning District

D(6) Use/Maximum Building Height variance & ‘c’ variance relief in connection with the development of a single-family dwelling on an undersized 25x100 lot

- I) Zoning Officer Report:
- J) Public Portion:
- K) Approval of Minutes: – April 10, 2024 Regular Meeting minutes
- L) Unfinished Business: – **None**
- M) Communication: -

City Ordinance #1932 adopted by City Council on April 16, 2024, effective April 24, 2024.

Ordinance amended the Land Development Ordinance by creating MC-1 & MC-2 Zoning Districts, and deleting duplexes as permitted use.

Newspaper Article – Accessory dwelling units, proposed state-wide standards for accessory dwelling units (ADU’s)

- N) Reports: – **None**
- O) Meeting Adjourned:

Next Scheduled Meeting: **June 12, 2024**

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.