

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 Viscontio

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.

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
May 15, 2024
6:30 P.M.
A G E N D A

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
May 15, 2024
6:30 P.M.
A G E N D A

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: –

Draft amendments to Land Development Ordinance – separation setback for swimming pools modification, elimination of Conditional Use standard for Single-family & Duplex dwellings in the CBD Zoning District, elimination of Duplex permitted use in R-2 Zoning District utilizing the Lot Area exception along alley & canal-front lots – ***General Board discussion***

- 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.