

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. ‘c’ variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & ‘c’ variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. ‘c’ variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & ‘c’ variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. ‘c’ variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & ‘c’ variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. ‘c’ variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & ‘c’ variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. ‘c’ variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & ‘c’ variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.

NORTH WILDWOOD PLANNING BOARD

REGULAR MEETING

June 12, 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: 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 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

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

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

Continued on next page

NORTH WILDWOOD PLANNING BOARD
REGULAR MEETING
June 12, 2024
6:30 P.M.
A G E N D A

continued

H) New Business - _____ Application(s):

Application No: P-23-5-1 Jason Straub

404 West 18th Avenue

Block 89, Lot 10; part of Lot 1

R-2 Zoning District

involves a proposed 3rd floor addition to an existing single- family dwelling & construction of exterior decks along the 2nd & 3rd floors. 'c' variance relief is requested. This identical Application was previously heard & approved by the Planning Board at its September 11, 2019 meeting. The Applicant failed to act on the approvals, & the siteplan approval/variance relief that was previously granted expired.

Application No: Z-24-4-1 Timothy Daley

405 East 7th Avenue

Block 307; Lot 21

R-1.5 Zoning District

D(2) Use variance in connection with the expansion of a pre-existing non-conforming use of an existing tri-plex property, & 'c' variance relief in order to expand/reconstruct a deck on one of the structures

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

I) Zoning Officer Report:

J) Public Portion:

K) Approval of Minutes: – May 15, 2024 Regular Meeting minutes

L) Unfinished Business: –

M) Communication: -

N) Reports: – **None**

O) Meeting Adjourned:

Next Scheduled Meeting: **July 10, 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.