

**REORGANIZATION MEETING
FOLLOWED BY REGULAR MEETING
ZONING BOARD OF ADJUSTMENT**

JANUARY 8, 2024

The meeting was called to order at 6:30 PM by Secretary Meischker with a salute to the flag. She then announced the following:

“Pursuant to The Open Public Meetings Act adequate notice of this meeting has been provided to two local newspapers, filed with the City Clerk and posted in a public place. Agenda for this meeting has been provided in the same manner”.

It was announced Mr. Mell turned in his resignation. Council has appointed Mr. Kent to be alternate #1.

Secretary Meischker requested Attorney Manos swear in new and reappointed members. Attorney Manos swore in returning member, Mr. Kedziora.

Secretary Meischker requested nominations for Chairman of the 2024 Somers Point Zoning board. Mr. Rowan nominated Mr. Craddock seconded by Mr. Kedziora. Secretary Meischker asked if there were any other nominations. Hearing none, vote was recorded as unanimously in favor.

Chairman Craddock came forward and thanked board. He requested a nomination for Vice Chairman. Mr. Granus nominated Mr. Rowan, seconded by Mr. Helbig. Upon receiving no other nominations, vote was taken and recorded as unanimously in favor.

Chairman Craddock requested nomination for board secretary. Ms Lawler nominated Ms. Meischker, seconded by Mr. Granus. All were in favor.

Chairman Craddock asked if Board members had reviewed the RFP's for Zoning board Attorney and Engineer positions. He asked for a nomination for Board Solicitor. Mr. Helbig nominated Attorney Manos for Board Solicitor, seconded by Mr. Granus. Roll call vote was taken and all were in favor. Chairman Craddock asked for a nomination for Board Engineer. Mr. Helbig nominated Doran Engineering for Board engineer, seconded by Mr. Rowan. Roll call vote was taken and all were in favor.

Chairman Craddock called for a motion to approve the 2024 Zoning Board of Adjustment meeting dates. Motion was made by Mr. Rowan and seconded by Ms. Lawler. All were in favor.

Secretary Meischker called roll:

Present: Craddock, Rowan, Helbig, Granus, Kedziora, Lawler

Absent: Gilbert

Also present were Attorney Manos, Engineer Wahl, and Zoning Official McLarnon

Chairman Craddock asked for a motion to approve Decision & Resolution for December applications. Mr. Helbig made motion to approve for DeLeonardo, seconded by Mr. Granus. All were in favor. Ms. Lawler made motion to approve Fyzical, seconded by Mr. Helbig. All were in favor.

Chairman Craddock asked for a motion to approve December minutes. Motion was made by Mr. Rowan and seconded by Mr. Granus.

Chairman Craddock announced a continuance request for applicants Timothy and Maria Cabata, 14 Higbee Ave. until February 12, 2024 meeting. Attorney Manos stated they will not have to renotece.

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Siesta Land LLC and Derek & Brandy Weikel, 721 W. CT. Ave. Block 1322/Lots 1 & 2, Zoned HC-1 and R-1. Use variance and amended use variance relief, amended preliminary and final major site plan approval, minor subdivision approval and bulk variances for a proposed lot line adjustment. Co-applicants also seeking amended use variance relief, amended preliminary and final major site plan approval, various bulk variance reliefs, previously granted Lot 1 by the Zoning Board of Adjustment and memorialized in Resolution ZB-6-2019.
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Attorney Lario representing Siesta Land came forward and explained the application encompasses 2 properties. 650 New Rd, siesta land and 721 W. Ct. Ave, the Weikels single family dwelling. The Minor Subdivision adjusts the lot line. Use variance and bulk variances relief is also necessary. Weikels purchased in approximately 2000. Stormwater was running into the pool so they built a retaining wall. They received consent of the gas station owner. Mr. Hurst discovered the lot error. Now under agreement to purchase. Need use relief, dual zones HC-1 and R-1. The lot width will be improved. In 2019 Mr. Hurst came before the Board and received approval for amended ste plan and use, decreasing the lot area. There will be no changes to previous approval. Engineer Bruce can't attend meeting. Planner Landgraf will handle testimony and consideration if Mr. Bruce has to come back. Mr. Weikel, 721 W. Ct. Ave came forward and was sworn in by Attorney Manos. Mr. Weikel stated he has lived here since 2000. There was a gas station on the corner. The roof dumped water into his back yard. Owner built a retaining wall. Exhibit A-1 was submitted, house showing retaining wall. When the building was demolished the problem was solved. The existing parking lot is still higher that his property. He has made improvements, pavers, deck, etc. Zoning Official McLarnon denied a zoning permit in October. Construction Official McCrane came to house and suggested he buy property. Chairman Craddock asked about the white fence. Mr. Weikel stated it was installed when pool went in. The gas station approved. There was no survey and it is over the lot line. Chairman Craddock asked about change of ownership. Attorney Lario explained the correct procedures were not followed. There have been no new improvements. Wooden fence will be replaced by vinyl. Mr. Rowan asked about paving of the parking lot. Attorney Lario stated the plan is to improve per site plan Decision and Resolution conditions. Mr. Rowan asked if they can be linked. Attorney Manos explained site plans approvals don't expire if zoning doesn't change. Mr. Helbig clarified the replacement of the wooden fence. Mr. Weikel stated he wants and addition to the house and to replace the fence. Mr. Landgraf, 9 S Harbor, Ventnor, stated he has been a licensed planner since 1991. His qualifications were accepted. Attorney Lario asked him t describe the site. Mr. Landgraf stated the parking lot is unimproved. A buffer on Weikel's lot will be created. Lot will be 2600 sf smaller, creates a new D(1) variance. The Weikel lot will be on lot 2 and will acquire 17.5'. Use variance will make lot 2 all R-1 zone. Chairman Craddock asked if this will create title issues. Attorney Lario stated Lot 2 is still undersize. Lot frontage is 55.6'. Bulk variance for lot 1 is needed because it will be smaller. Exhibit A-2 was submitted. It is the approved site plan dated 2019. Mr. Landgraf testified the site is suitable to be part residential use. It will look better and have better landscaping. The site is suited for both properties. There are no negative impacts. It is moving residential lot more into conformity. There is no detriment to public good. Ms. Lawler asked if there was a buffer for the parking lot. Mr. Landgraf stated no. Chairman Craddock asked about lighting. Mr. Landgraf stated lighting is near Rt. 9. Sidewalks were discussed. Attorney Manos stated sidewalks are an issue. Engineer Wahl stated Rt. 9 is apron. Ct. Ave is sidewalk. Ramps are there but sidewalk isn't labeled. Mr. Hurst, 650 New Rd., came forward and was sworn in by Attorney Manos. He stated he is managing member of Siesta Land. He is under agreement with Weikel to purchase property. The lighting is done., Building demolished. Then COVID came and he was just trying to survive. He will still pursue the project. Looking at paving and striping in the spring. He is motivated to complete the project. Attorney Lario asked if he can start by June of 2024. Mr. Hurst stated he expects to. Chairman Craddock stated the Board wants improvements. It has taken too long. Haven't done anything yet. He objects to a non definitive answer. Attorney Manos stated site plans do not expire. There is no date in the conditions. Attorney Lario stated 3 (1) year extensions get them until June 2024. Will commence construction by June. Mr. Helbig stated Sherwin Williams owns the fence but it is on Siesta property. Attorney Lario stated they are proposing a realistic timeline. If it doesn't happen will come back for extensions. Attorney Manos stated will grant 3(1) year extensions, till June 2024. Zoning Official McLarnon stated if 1 year with no work, permit expires. Engineer Wahl stated they need a DOT permit. Mr. Hurst stated he has it. Site plan subdivision needs County approval. Chairman Craddock asked when property was purchased did he know about the encroachment. Mr. Hurst said he had a 1959 survey and he knew. Mr. Helbig asked about easement for monitoring wells. Mr. Hurst stated he has an access easement. Motion to open to the public was made by Mr. Rowan and seconded by Mr. Helbig. Hearing no one, motion to close was made by Mr. Kedziora and seconded by Mr. Helbig. Attorney Lario

summed up. He stated this assures and resolves an existing issue. There will be improvements to parking lot. COVID was an impact. 3(1) year extensions will be until June 2024. A compromise has been reached and the use is justified. Zoning Official McLarnon stated the fence stops. Asked if they want additional approval. Mr. Weikel stated no. Engineer Wahl stated prior approvals are DOT and Cape Atlantic. Attorney Manos stated the motion is for a minor subdivision, amended site plan approval, D(1), 3 (1) year extensions until June 2024. Construction to commence by June 2024. Bulk for parking lot. Residential, use variance. Property subject to R-1 standards. Bulk variance with conditions. Motion was made by Mr. Rowan and seconded by Mr. Granus. Secretary Meischker called roll:

Mr. Rowan-Yes. Good reasons were presented.

Mr. Helbig-Yes. Minor subdivision. High profile location, will not be inclined to grant an extension

Mr. Granus-Yes. Applicant cooperative

Mr. Kedziora-Yes. No impact. Great presentation. No detriment to public.

Ms. Lawler-Yes. Suitable, no impact. Will get improvements.

Chairman Craddock-Yes. Good presentation. Applicants worked together. Buffer created. No negative impact to Zone plan. Timeline has been established.

Application approved.

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Joseph Slane and Leigh Costigan, 325 Bay Ave. Block 710/Lot 11. Zoned R-1.

Front yard setback along Johnson Ave. in order to construct addition and expand a front porch.

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Mr. Slane came forward and was sworn in by Attorney Manos. Mr. Slane stated he needs a variance for a kitchen. Will do a new roof. Will become a full time resident. Mr. Rowan asked if it was a rental. Mr. Slane stated it was and now he moved in. Mr. Slane stated a lot consolidation was needed. He was paying taxes on 2 properties. He went to County and consolidated lots. Zoning Official McLarnon stated he needs a variance for the front yard setback. Chairman Craddock asked if it could be made smaller. Mr. Slane stated no. Zoning Official McLarnon stated he discussed this with applicant. Motion to open to the public was made by Mr. Granus and seconded by Mr. Helbig. Hearing no one, motion to close to the public was made by Ms. Lawler and seconded by Mr. Helbig. Mr. Helbig stated applicant will need architectural plans. The 3' chain-link fence is not on property. Replace the broken sidewalk. Mr. Slane stated he will replace. Attorney Manos stated motion is for front yard setback variance and applicant will replace sidewalk. Motion was made by Mr. Helbig and seconded by Mr. Granus. Secretary Meischker called roll:

Mr. Rowan-Yes. Improving quality of life.

Mr. Helbig-Yes. Nice plans, above flood zone.

Mr. Granus-Yes. Plan will be nice.

Mr. Kedziora-Yes. Applicant to comply with conditions.

Ms. Lawler-Yes. Application meets positive and negative criteria.

Chairman Craddock-Yes. There is a commitment to improve the property.

Application approved.

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Motion to open to the public was made by Ms. Lawler and seconded by Mr. Granus. Hearing no one, motion to close was made by Mr. Rowan and seconded by Mr. Kedziora.

Motion to adjourn was made by Mr. Rowan and seconded by Mr. Helbig.

Meeting adjourned 8:45

