

**THE CITY OF WILDWOOD PLANNING/ ZONING BOARD MEETING**  
**AGENDA**  
**MONDAY, JULY 1, 2013**  
**6:00 P.M.**

1. Meeting called to order by Chairperson/Secretary
2. Chair/Secretary leads assembly in Pledge of Allegiance
3. Roll Call
4. Chair/Secretary reads Open Public Meetings Act Announcement
5. **New Business:**
  - a) Application No. 05-13Z, Tricia Varallo
  - b) Application No. 06-13Z, Bernadino Varallo
  - c) Application No. 07-13Z, Bernadino Varallo
6. **Old Business:**
  - a) Application No. 04-13P, William Shoffler, Sr.
  - b) Amending Ordinance #971-13, Chapter XXVI of the Code of the City of Wildwood regarding Affordable Housing Development Fees.
7. **Memorializing of Resolutions:**
  - a) Application No. 03-13Z, McKee Marina's
  - b) Application No. 08-13Z, GJP Developers
8. Approval of Minutes, 06/03/13
9. Open to the Public
10. Meeting Adjourned

This agenda is subject to change based on the submission of additional information, revisions or failure to submit. Formal action may be taken by the board if deemed appropriate by Board Members.

No new testimony will be taken after 9:00 P.M.

# Planning/Zoning Board of Adjustment Meeting

June 3rd, 2013

4400 New Jersey Avenue

Wildwood, NJ 08260

The meeting of the Wildwood Planning/Zoning Board of Adjustment was called to order on June 3rd, 2013, by Chairman Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Chairman Porch led the Pledge of Allegiance.

Chairman Porch read the Open Public Meetings Act.

## **Roll Call:**

**Present:** Carol Bannon, Timothy Blute, Daniel Dunn, Dorothy Gannon, Elizabeth Hargett, Jason Hesley, Todd Kieninger, Anthony Leonetti, Michael Porch and Joseph Spuhler.

**Absent:** Denise Magilton, Mark Richardson

**Also present:** Mr. Raymond Roberts, Mr. William Kaufmann and Ms. Elaine Flounders.

Daniel Dunn (Class 1 Officer) and Anthony Leonetti (Class 3 Officer) were dismissed, as Class 1 and Class 3 Officers are unable to vote on Use Variances.

## **Old Business:**

### **Ordinance #938-13, 4005-C**

Change of Ordinance #938-13, 4005-C reviewed by the Board. Chairman Porch asked for a motion to direct the Board of Commission to pass the Ordinance at second reading. A Motion was made by Jason Hesley, Seconded by Timothy Blute.

Roll Call unanimously approved.

### **Application #04-13P: William Shoffler, Sr.**

Postponed due to late revisions and notice. Application will be heard on July 1<sup>st</sup>, 2013.

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***New Business:***

***Application #03-13Z: McKee Marina's***

Louis Dwyer, Attorney for the Applicant, Vince Orlando, Engineer and Tom Stocker, manager were sworn in prior to testimony.

Applicant seeks D1 Use Variance and Waiver.

Mr. Orlando showed colored drawings of site plan. He stated the parking area had prior approval for parking associated with the Marina. The applicant wishes to have closer parking and a boat storage area. Mr. Orlando explained the parking lot is to have 4 foot fencing with evergreens, trees and shrubs along the fence. Parking will be for Marina patrons only. In the summer season, trailers will be stored. In the winter months the entire facility will be used for boat storage. There will be no racking system. The facility will be under lock and key and only accessible through Marina Management. Mr. Kaufmann asked if any repair work would be done. Tom Stocker stated all work would be done at the Marina.

Ms. Anne O'Rourke of 421 West Bennett Avenue #4 spoke in favor of boat storage but had concerns of large trees growing over her property line. Mr. Orlando explained the foliage he chose and why he chose such greenery. Ms. O'Rourke asked for a guarantee the Marina would maintain and groom the area. Mr. Dwyer stated the Marina is willing to work with the residents on the choice of trees and greenery.

Mr. Raymond Demartini of 407 West Leaming Avenue #200 also spoke in favor and stated he sees no difference other than the fencing and greenery. Mr. Orlando explained there will be a 54 parking space stone covered lot. Mr. Demartini agreed this will help with the parking situation.

Mr. Roberts had concerns about the transporting of boats from the Marina such as frequency and flow pattern. Mr. Stocker stated they will be transported across Lake Road.

Engineer report revisions: Statement of environmental impact. Mr. Orlando stated a CAFRA Permit may not be required. If so, they will concur.

Sidewalks and Curbs: Applicant will meet requirements including handicap accessibility.

Mr. Kaufmann asked for a Motion to Grant Preliminary and Final Approval.

Motion made by Jason Hesley, Seconded by Joseph Spuhler.

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Roll Call unanimously approved.

Final Site Plan Approval Granted.

***Application #08-13Z: GJP Developers: Wildwood Miniature Golf***

Applicant seeks Use Variance , preliminary and final waivers for an 18 hole miniature golf course.

Steven Nehmad, Attorney for the Applicant, Gary Papa- Property Owner, Brian Murphy- Planner for the Applicant and Brian Lahey of Harris Miniature Golf were sworn in prior to Testimony.

Mr. Murphy stated the property is split zone, Rio Grande Avenue-GC, Taylor Avenue- R2. Mr. Nehmad stated that less than 1/3 of the property is in the R2 zone and that miniature golf is allowed. Mr. Murphy showed exhibit A-3 an aerial photo of the lot taken on March 3, 2013 and A-4, an aerial photo taken by the County of Cape May in May 2012.

Mr. Murphy showed exhibit A-2 showing what will be a stone parking area to the north of the property, kiosk and highly landscaped miniature golf. He explained the applicant is proposing 40 improved spaces. Parking area will be handicap accessible, with drainage trenches along the North and West sides of the lot. He explained there will be a 4 foot vinyl fence on Taylor Avenue, with split rail fence around the rest of the site. Landscape will be irrigated. Lighting will have shields to eliminate glare to surrounding homes. There will be no music or loud speakers.

Todd Kieninger asked about storage of the facility in the off season. Mr. Lahey stated no shrink wrap would be necessary due to the design of the golf course. Jason Hesley asked about the use of mulch, Mr. Papa said they would be using stone. Joe Spuhler asked about the cost to the customers, Mr. Lahey explained it normally costs between \$8.00 and \$15.00.

Mr. Roberts spoke of the Engineer's report, specifically the widening of Rio Grande Avenue. Mr. Murphy answered saying the County will take 5 feet, the plan allows for 20 feet.

Dara Baltuskonis of 433 West Taylor Avenue had concerns about hours of operation and quality of life for year around residents.

Brandon Callahan of Taylor Avenue stated he is in favor of the project but complained of rusty fence and broken stockade fence between his property and the Tom Cat restaurant. Mr. Nehmad asked Mr. Callahan what type of fence he would like. Mr. Callahan said he would like

white vinyl fence. Mr. Papa agreed to replace the fence that is common with Mr. Callahan's property.

Charles Murtaugh of 502 West Taylor Avenue asked about hours of operation and parking. He requested a memorializing resolution regarding no noise and speakers.

Engineer Raymond Roberts stated the Applicant has addressed all issues in the Engineer's report. The Applicant is to submit revised plans as well as a sound fencing report.

Chairman Porch asked for a motion to grant Use Variance and D Variance.

Motion made by Joseph Spuhler, Seconded by Timothy Blute.

Roll Call unanimously approved.

Final Site Plan Application granted.

Seeing no further business, Chairman Porch asked for a motion to adjourn. Motion made by Timothy Blute, Seconded by Joseph Spuhler.

Meeting adjourned at 8:40 PM.

***The preceding minutes are a summary of events that occurred during this meeting on the above mentioned date in compliance with New Jersey State Statute 40:55D, 2-7-6. These minutes are not nor are they intended or represented to be a verbatim transcription taken at the meeting or from an audio tape of the meeting. Minutes may not reflect the order in which items were discussed.***

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# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

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Kenneth C. Resstler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czokanski, PE, CME, BCEE

Remington & Vernick Engineers  
232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

Remington, Vernick  
& Vena Engineers  
9 Allen Street  
Toms River, NJ 08753  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jocasama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

Remington, Vernick  
& Walberg Engineers  
845 North Main Street  
Pleasantville, NJ 08232  
(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
(609) 522-5150  
(609) 522-5313 (fax)

Remington, Vernick  
& Beach Engineers  
922 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

73 West Main Street, Rear  
Mechanicsburg, PA 17055  
(717) 766-1775  
(717) 766-0232 (fax)

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
(412) 263-2200  
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

Remington, Vernick  
& Arango Engineers  
The Presidential Center  
Lincoln Building, Suite 600  
101 Route 130  
Cinnaminson, NJ 08077  
(856) 303-1245  
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor  
Secaucus, NJ 07094  
(201) 624-2137  
(201) 624-2136 (fax)

ALL REVISIONS ARE INDICATED BY BOLD AND UPPER CASE  
LETTERS. STRIKEOUTS ARE DELETIONS

~~April 29, 2013~~ REVISED JUNE 25, 2013

Ms. Elaine Flounders, Planning and Zoning Board Secretary  
City of Wildwood  
4400 New Jersey Avenue  
Wildwood, NJ 08260

RE: **Preliminary & Final Major Site Plan/Variance Relief (Use)**  
**William W. Shoffler, Sr.**  
**704-706 W. Burk Avenue**  
**Block 65, Lot 23**  
**Block 66, Lots 1, 2.02, 3.02, 5.02, 6.02, 8.02 & 9.02**  
**City of Wildwood**  
**Cape May County, New Jersey**  
**Planning Board #: 04-13P**  
**Our File #: 05-14-P-360**

Dear Ms. Flounders:

We have reviewed the Planning and Zoning Board Application received April 19, 2013, consisting of the following:

1. City of Wildwood Planning and Zoning Board Application, dated 4/19/13 including attachments;
2. Site Plans prepared by Joseph H. Maffei, New Jersey licensed P.E. of Engineering Design Associates, P.A. consisting of the following:
  - a. Cover Sheet, Sheet 1 of 6, dated 4/10/13; **REVISED 6/11/13;**
  - b. Major Site Plan, Landscaping and Lighting Plan, Sheet 2 of 6 dated 4/10/13; **REVISED 6/11/13;**
  - c. Grading and Drainage Plan, Soil Erosion and Sediment Control Plan, Sheet 3 of 6, dated 4/10/13; **REVISED 6/11/13;**
  - d. Engineering Details, Sheet 4 of 6, dated 4/10/13; **REVISED 6/11/13;**
  - e. Engineering Details, Sheet 5 of 6, dated 4/10/13; **REVISED 6/11/13;**
  - f. Soil Erosion and Sediment Control, Sheet 6 of 6, dated 4/10/13.
3. Outbound topographic survey, situate in Block 65, Lot 23 and Block 66, Lots 1, 2.02, 3.02, 5.02, 6.02, 8.02 and 9.02 by Stephen C. Martinelli, P.L.S. of Stephen C. Martinelli Land Surveying L.L.C. dated 3/08/13.
4. Architectural Drawings by Schillaci Architects Ltd. of Ephrata, PA dated 4/18/13.

- a. First Floor Plan – Second Floor Plan, Sheet A-1 dated 4/18/13; **REVISED 6/6/13;**
  - b. Elevations, Sheet A-2 dated 4/18/13; **REVISED 6/6/13;**
5. Stormwater Management Calculations for Block 65, Lot 23, Block 66 Lot 1 by Joseph H. Maffei, P.E. dated 4/10/13.

## I. DESCRIPTION

- A. The present use of this site:
- 1.) Block 66, Lot 1, 2.02, 3.02, 5.02, 8.02 and 9.02 is a vacant lot. These lots have access from Niagara Avenue.
  - 2.) Block 65 Lot 23 is generally a vacant lot, except for a 60' x 100' fenced in area used for material and equipment storage. There is a shed, wood deck and cooler which also occupies the fenced in area.
  - 3.) The fenced in area has frontage on Burk Avenue.
  - 4.) The Applicant states the present use of the premises is "boat rentals."
- B. Block 66 Lots 1, 2.02, 3.02, 5.02, 8.02 and 9.02 are located in the Moderate Density Residential (R-2) Zoning District.
- C. Block 65 Lot 23 is located in the Marine Commercial – Residential (MC-R) Zoning District.
- D. The Applicant is preparing to develop a thirty-eight (38) slip marina with a 40' x 48' ship's store/restroom building and a forty-nine (49) space parking lot. The slips and ship's store/restroom area are in the MC-R Zoning District. The parking lot is located in the R-2 Zoning District.

## II. STATUS

- A. Site Plan: The Applicant is requesting that this Application be reviewed for Completeness and Preliminary and Final Major Site Plan and Conditional Use approval.
- B. Variance Plan:
- 1.) The Applicant is requesting no 'c' variances.
  - 2.) The Applicant is requesting a 'd1' (use) variance for the proposed parking lot in the R-2 Zoning District.
  - 3.) The Applicant is requesting Conditional Use Approval for the proposed marina in the MC-R Zoning District.
  - 4.) **THE PROPOSED BUILDING HEIGHT IS 39'9" VERSUS THE MAXIMUM BUILDING HEIGHT OF 35'. THIS REQUIRES A 'D-6' VARIANCE AS IT IS MORE THAN 10% (38'6") OF THE MAXIMUM HEIGHT PERMITTED.**

**SEE ZONING REQUIREMENTS ON FOLLOWING PAGE**

**III. ZONING REQUIREMENTS**

**A. Use:**

1. The off-street parking lot in the R-2 zoning district, on Block 66 Lots 1, 2.02, 3.02, 5.02, 6.02, 8.02 and 9.02 is not a permitted use as it is not attendant to a permitted use.
2. The proposed marina, ship's store/restroom and associated parking, proposed for Block 65 Lot 1 is an allowable "Conditional Use" in the MC-R zoning district (Section 400H.4a).

**B. Zoning Chart – Minimum Requirements for R-2 Zoning District using 3-4 Family Semi-Detached (Tri or Quad) building requirements.**

1. As these lots are to be developed solely as a parking lot the Minimum Requirement Chart has no been included in this report.

**C. Zoning Chart – Minimum Requirements for:**

MCR – Marine Commercial – Residential Zoning District  
Conditional Use – Recreational Marina  
 (Conditional use shall conform to the building requirements of the  
 (MC-T) Marine Commercial Tourist Zone)

Standard	Required	Existing	Proposed	Variance
Minimum Lot Area	1,600 SF	83,819 SF	83,819 SF	NO
Minimum Lot Frontage	40'	60'	60'	NO
Minimum Lot Width	40'	60'	60'	NO
Minimum Lot Depth	40'	100'	>40'	NO
Min. Side Yard Setbacks	6'	--	6'	NO
Min. Front Yard Setback	10'	--	60'	NO
Min. Rear Yard Setback	0'	--	>0'	NO
Max. Principal Building Coverage	50 %	0 %	2.72%	NO
Maximum Lot Coverage	80%	0.5%	7.38%	NO
Maximum Bldg. Height	35' or 3 Stories	--	<35' 39'9"	NO- YES
Maximum Density	Owner-occupied residential at approved boat slips: N/A	--	N/A	NO

Accessory Structures

Standard	Required	Existing	Proposed	Variance
Min. Distance to Side Property Line	4'	--	N/A	NO
Min. Distance to Rear Property Line	40'	--	N/A	NO
Max. Total Footprint for All Accessory Structures	150 SF	--	N/A	NO
Maximum Height	16' or 1 story	--	N/A	NO
Min. Distance to Other Buildings	8'	--	N/A	NO

2. Parking Requirements

Required	Proposed	Variance
a. 1 space for every boat mooring slip – (38 slips) = 38 spaces b. 1 space for every 200 SF of Sales Floor Area (4600 1,153 SF) = 8 6 spaces c. Office: 1 space/200 SF (195 SF) = 1 space d. Storage, dry dock or similar area 1 space/1,000 SF (768 SF) = 1 space e. 1 space for every vehicle owned by the subject use and/or operated from the subject site – N/I"	(2)	
Total = 48 46 Spaces	49 48 Spaces (1)	NO

\* Not Indicated

- (1) The three (3) proposed ADA accessible parking spaces comply with ADA requirements.  
 (2) Applicant to identify number of such spaces needed.

3. Sign Requirements

Sign Requirements	Required	Proposed	Variance
Number of Signs	1	1	NO
Sign Area – Flat Mounted Wall Sign	25'	N/I	N/I
Sign Height – Free Standing	10'	N/I- 10'	N/I
Sign Area – Free Standing	20 SF	N/I	N/I
Sign Setback	8'	N/I	N/I

N/I = Not Indicated

B. Completeness Review:

1. Site Plan

The Application has been reviewed for completeness for a Preliminary and Final Major Site Plan in accordance with Section 804.B. and 805.B. of the City's Land Development Ordinance. The following items must be addressed:

- a) 804B.25 Provide all proposed utility services.
- b) 804B.30 Provide number of shifts to be worked, the maximum number of employees on each shift and the hours of operation open to public use.
- c) 804B.34 Provide Statement of Environmental Impact & Assessment (SEIA). At a minimum, the Applicant shall submit a copy of the CAFRA and/or Waterfront Development Permit Applications, together with the actual Permit as granted by NJDEP.

The Applicant shall provide testimony for either submitting these items or requesting waivers.

We recommend this Application be deemed COMPLETE.

C. Variances:

- 1.) The Applicant has not requested any 'c' variances.
- 2.) The Applicant is requesting 'd1' use variance for the proposed parking lot in the R-2 zoning district.
- 3.) The Applicant is requesting Conditional Use approval for the proposed marina in the MC-R zoning district.
- 4.) **THE APPLICANT HAS INDICATED THE PROPOSED BUILDING HEIGHT TO BE 39'9". THIS REQUIRES A 'D-6' VARIANCE AS IT IS MORE THAN 10% (38'6") OF THE MAXIMUM HEIGHT PERMITTED.**

D. Waivers

- 1.) The applicant has not requested any waivers

IV. SITE PLAN REVIEW

A. See Section III.B.

B. Cover Sheet, Sheet 1 of 6  
1) No Comments.

C. Major Site Plan, Landscaping and Lighting Plan, Sheet 2 of 6.

- 1) Show location of pump out stations, as required by N.J.A.C. 7:7E-7.3.d.ii, for marinas with dockage for 25 or more vessels. **RESOLVED**
- 2) Show method of delineation of the 28 interior parking spaces. **UNRESOLVED**

- 3) The "leader" for the note "Proposed 4' High Vinyl Fence" to be redirected to actual location. **SHOW EXACT LIMITS OF "PROPOSED" 6' HIGH VINYL FENCE.**
  - 4) Show five (5') buffer planting strip between the proposed parking lot and Lot 6.02 or along the southeasterly property line along Lot 9.02. **UNRESOLVED**
  - 5) Site Plan calls for 18' open deck while sheet A-1 calls for 16' coordinate drawings. **RESOLVED**
  - 6) Site Plan and sheet A-1 has different ramp and stair access to the ship's store, coordinate drawings. **RESOLVED**
  - 7) Coordinate the proposed stairways and chair lift with sheet A-1. **RESOLVED**
  - 8) Indicate size and location of all proposed utility services to the ship's store and restrooms. **RESOLVED**
  - 9) Show existing and proposed site lighting. **SHOW LIMIT OF 0.3 FOOTCANDLES.**
- D. Grading and Drainage Plan, Soil Erosion and Sediment Control Plan, Sheet 3 of 6.
- 1) Reconfigure the proposed silt fence alignment to include all proposed stone trenches. **RESOLVED**
  - 2) Coordinate the configuration of Ship's Store, including all access and egress, with Sheet A-1. **RESOLVED**
  - 3) Indicate location of roof leaders and where their discharge point is, if appropriate. **UNRESOLVED. ARCHITECT'S PLANS SHOW DISCHARGE TO SURFACE. SHOW SURFACE FLOW PATTERN.**
  - 4) Provide additional proposed spot grades for Burk Avenue parking lot showing surface to the proposed stone trench and not to the driveway entrance (elevations 3.99 and 4.08). **RESOLVED**
  - 5) Confirm the 225 L.F. proposed stone trench dimension (scales approximately 195 L.F.) **RESOLVED**
  - 6) Provide filter fabric for two (2) existing inlets at the Niagara Avenue – Burk Avenue intersection. **RESOLVED**
- E. Engineering Details – Sheet 4 of 6.
- 1) Where is the "concrete pad" being installed? Show location on Site Plan. **RESOLVED**
  - 2) Provide concrete gutter detail for Burk Avenue. **RESOLVED**
- F. Engineering Details – Sheet 5 of 6.
- 1) Dimension "Toe-In" for proposed Rip-Rap Revetment /Public Access detail. **RESOLVED**
  - 2) Dimension total length of Timber Piling. Is there any type of railing proposed for the Fixed Pier? **RESOLVED**
- G. Soil Erosion and Sediment Control – Sheet 6 of 6.
- 1) No Comments.
- H. First Floor Plan and Second Floor Plan – Sheet A-1
- 1) Coordinate access and egress facilities with the Site Plan Sheet 2. **RESOLVED**
  - 2) Delineate between the "office space," "storage space" and "sales floor space" on the First Floor Plan. **RESOLVED**
  - 3) Show location of proposed roof leader. **UNRESOLVED**

I. Elevations - Sheet A-2

- 1) Show the proposed three (3) 10 foot doors on the Front Elevation. Are these doors sliding or roll up? **UNRESOLVED. DOORS ARE CALLED OUT ON SHEET 2 OF 6.**
- 2) Dimension maximum building height and all finished floors. **UNRESOLVED. PROPOSED BUILDING HEIGHT IS 39'9" AS SHOWN ON A-2. SHEET 1 OF 6 CALLS FOR LESS THAN 35'.**
- 3) Dimension the proposed "Margarita Marina" sign. **RESOLVED**
- 4) Identify exterior building materials. **RESOLVED**
- 5) Show all interior walls on First Floor Plan. It appears that other than the restrooms and stairway, the remaining space is open to the "outdoors" as there are no proposed doors along the left elevation, "doors" are called out on the front elevation as noted on the Site Plan, Sheet 2 of 6. **UNRESOLVED**

J. Stormwater Management Calculations.

- 1) Provide delineation of the three (3) drainage areas either on a separate map or the Grading and Drainage Plan, Sheet 3 of 6. **UNRESOLVED**
- 2) Provide infiltration rate (inches per) of the existing soils. **UNRESOLVED**
- 3) Provide seasonal high water elevations as it relates to the bottom elevation of the proposed stone trenches. **UNRESOLVED**

V. **ADDITIONAL COMMENTS**

- A. Provide testimony related to any proposed dry storage areas, public launching facilities, repair and maintenance facilities and boating and hardware supply facilities.
- B. Provide testimony related to any proposed fuel pumps.
- C. Provide testimony related to utility services, such as electric power and water and sewer service to the slips.
- D. Provide testimony related to the future use of Lots 6.02, 8.02 and 9.02.
- E. Provide testimony related to any and all easements along Andrews Avenue, labeled "Vacated or to be vacated area of Niagara Avenue and Andrews Avenue" on the Site Plan, Sheet 2 of 6. What rights does the Applicant have in this area?
- F. Provide testimony related to method of providing the five (5) foot buffer between the proposed parking lot and Lot 21
- G. Provide testimony related to any proposed improvements to the existing clad chain link fence along the two (2) side yards of the portion of the site fronting Burk Avenue.
- H. Provide testimony related to the encroachment of the southerly proposed handicap chair lift and proposed stairway to the "open deck" onto the proposed revetment.
- I. Provide testimony related to the "proposed steps" (north of the ship's store) which encroaches on the proposed revetment.
- J. Provide testimony related to the right to construct boat slips on Post Creek.
- K. Provide testimony related to "existing to remain" and/or proposed lighting layout. There is no clear indication on the Site Plan (sheet 2 of 6) nor any construction details. Testimony should include both freestanding site lighting and building mounted lights.
- L. Provide fire marshal review comments.
- M. Provide testimony related to the number of parking spaces needed for every vehicle owned by the subject use and/or operated from the subject site.
- N. **PROVIDE TESTIMONY RELATIVE TO ANY AND ALL PROPOSED SIGNS. PROVIDE LOCATION, DETAIL AND SIZE.**

## VI. APPROVAL PROCESS

If the Planning and Zoning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer and/or architect must make the appropriate revisions to the plans pursuant to the Planning Board's action.
2. Six (6) sets of revised plans must be submitted for signature.
3. The applicant's engineer and/or architect must prepare an estimate of construction cost for the performance guarantee.
4. The applicant shall furnish the necessary performance guarantee and inspection escrow.
5. The applicant must supply evidence of approval of all other outside agencies.

## VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies listed below, if not already received. Evidence of these approvals must be submitted to the City of Wildwood Planning and Zoning Board and this office prior to the final signature of plans:

1. City of Wildwood Board of Commissioners.
2. Cape/Atlantic Soil Erosion Certification.
3. City of Wildwood Construction Office.
4. Wildwood Sewer Utility.
5. Wildwood Water Utility.
6. NJDEP.
7. Cape May County Planning Board.
8. Any others as may be required.

Should you have any questions, please feel free to contact Raymond M. Roberts in our Wildwood office.

Very truly yours,  
**REMINGTON, VERNICK & WALBERG, ENGINEERS**



Raymond M. Roberts, P.E.



Marc DeBlasio, P.E., P.P., C.M.E.

RMR/eb

cc: Board Members  
Applicant  
Joseph Maffei, P.E., Engineering Design Associates  
Schillaci Architects Ltd.  
William J. Kaufmann, Esq.