

RE: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner
- David Luis Fernandez & Rosanne Fernandez

From Lauren Bottoms <lbottoms@northwildwood.com>

Date Tue 3/24/2026 1:00 PM

To W. Scott Jett <sjett@northwildwood.com>; Jennifer Van Sant <jvansant@northwildwood.com>; Maddie McCracken <mmccracken@northwildwood.com>

I do not see any permits for unit 205.

Sincerely,

Lauren Bottoms

Technical Assistant to the Construction Official

609-522-2030 Ext. 1560

lbottoms@northwildwood.com

Please call for necessary inspections throughout project,
as well as final inspections when completed.

-----Original Message-----

From: W. Scott Jett <sjett@northwildwood.com>

Sent: Tuesday, March 24, 2026 12:05 PM

To: Jennifer Van Sant <jvansant@northwildwood.com>; Maddie McCracken
<mmccracken@northwildwood.com>

Cc: Lauren Bottoms <lbottoms@northwildwood.com>; Eric Gundrum

<egundrum@northwildwood.com>; Justin Robinson (257@nwpd.org) <257@nwpd.org>; Michele Spiegel <mspiegel@northwildwood.com>

Subject: FW: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner - David Luis Fernandez & Rosanne Fernandez

-----Original Message-----

From: Stephanie Kubis Benedetto, Esq. <opra+request-88864-5cdff1a8@requests.opramachine.com>

Sent: Tuesday, March 24, 2026 11:59 AM

To: W. Scott Jett <sjett@northwildwood.com>

Subject: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner
- David Luis Fernandez & Rosanne Fernandez

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Dear North Wildwood City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-5(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

- Code enforcement complaints (with dates)
- Notices of violation
- Fines
- Certificates of occupancy
- Permit applications and approvals
- Zoning determinations
- Planning/Zoning Board applications and resolutions
- Filed liens
- Surveys

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm

you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Stephanie Kubis Benedetto, Esq.

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-88864-5cdf1a8@requests.opramachine.com

Is sjett@northwildwood.com the wrong address for OPRA requests to North Wildwood City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=north_wildwood_city

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https://opramachine.com/request/opra_request_327_east_25th_avenue

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For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

RE: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner - David Luis Fernandez & Rosanne Fernandez

From Katrina Howard <khoward@northwildwood.com>

Date Tue 3/24/2026 12:18 PM

To W. Scott Jett <sjett@northwildwood.com>; opra+request-88864-5cdff1a8@requests.opramachine.com
<opra+request-88864-5cdff1a8@requests.opramachine.com>

Cc Jennifer Van Sant <jvansant@northwildwood.com>; Maddie McCracken <mmccracken@northwildwood.com>;
Katrina Howard <khoward@northwildwood.com>

Good Afternoon,

The Tax Collector's Office shows no open tax liens on the property.

Thank you.

Katrina Howard
Deputy Tax Collector
609-522-2030 ext. 1330
khoward@northwildwood.com

-----Original Message-----

From: Jennifer Van Sant <jvansant@northwildwood.com>

Sent: Tuesday, March 24, 2026 12:07 PM

To: Katrina Howard <khoward@northwildwood.com>

Subject: FW: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04
Owner - David Luis Fernandez & Rosanne Fernandez

Jennifer VanSant, RMC, CMR
Deputy City Clerk
609-522-2030 ext. 1410
jvansant@northwildwood.com

-----Original Message-----

From: W. Scott Jett <sjett@northwildwood.com>

Sent: Tuesday, March 24, 2026 12:05 PM

To: Jennifer Van Sant <jvansant@northwildwood.com>; Maddie McCracken

**CITY OF NORTH WILDWOOD
PLANNING BOARD
RESOLUTION P-12-8-1**

WHEREAS, Hawaiian Beach Resort, LLC doing business at 101 East 7th Avenue, North Wildwood, New Jersey has applied to the North Wildwood Planning Board for preliminary and final site plan approval to construct twenty-two dwelling units in six individual buildings together with minor subdivision approval (to create two lots from one lot) at Block 258, Lot 6 on the Municipal Tax Map of the City of North Wildwood, State of New Jersey commonly known as 2400-2410 Surf Avenue, North Wildwood, New Jersey; and

WHEREAS, this application was heard by the Planning Board at its regular meeting of October 12, 2012; and

WHEREAS the Board, at that meeting, carefully considered the application as well as the testimony and evidence presented as follows:

1. Ronald J. Stagliano, Esquire of the DeWeese Law Firm appeared on behalf of the applicant and explained the nature of the application to the Board.
2. Mr. Stagliano advised the Board that the subject property currently consists of a 61,200 sq. ft. vacant lot. The applicant proposes to divide this lot into two individual lots with proposed Lot 6.01 fronting on Surf Avenue containing 17,200 sq. ft. and proposed Lot 6.02 consisting of 44,000 sq. ft.
3. Mr. Stagliano advised that the applicant proposes to develop a twenty-two unit apartment complex on proposed Lot 6.02 with the twenty-two apartment units within six separate buildings. No variances are required.
4. Mr. Stagliano noted that the applicant had previously been approved for a thirty-six unit apartment complex in six buildings on the entirety of this lot in 2005 with that approval extended in 2009.
5. Vincent Orlando, a professional engineer with Engineering Design Associates, appeared, was sworn and testified on behalf of the application. Mr. Orlando testified from his plans consisting of six sheets dated July 25, 2012 and last revised

PREPARED BY:

Dean R. Marcolongo, Esquire
Office of Nathan Van Embden
21 E. Main St., P. O. Box 428
Millville, NJ 08332

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September 20, 2012 which were received by the Board and incorporated as fact.

6. Testifying from Sheet 2 of the site plan submitted to the Board, Mr. Orlando testified that the applicant is proposing to develop a twenty-two unit apartment complex which will have access off 25th Avenue, all parking in the rear of both buildings and traffic exiting onto 24th Avenue. There will be forty-seven parking spaces on site which meets the ordinance requirements.
7. Mr. Orlando testified that the applicant has reduced the proposed curb cuts on both 24th and 25th Avenues which provides for more on-street parking. The developer will also create a pool and pool house.
8. Mr. Orlando confirmed and stated that, in his opinion, he believed that no variances were necessary for the proposed development.
9. Ralph Petrella, Board Engineer, was sworn and testified that both lots conform in size to the ordinance requirements, that the distance between buildings is appropriate under the ordinance and it appears that the drainage is satisfactory.
10. Mr. Orlando testified as to the stormwater management plan, landscaping, lighting and underground irrigation systems.
11. Joseph Garramone, a registered architect with Garramone Architects, LLC, appeared, was sworn and testified on behalf of the application. Mr. Garramone testified from his architectural plans consisting of two sheets (A-1 and A-2) dated July 18, 2012 and last revised September 21, 2012 which were received by the Board and incorporated as fact.
12. Mr. Garramone discussed the proposed units with the first floor of the unit containing a handicap bedroom which is incorporated into the lower unit. Based upon the proposed construction he noted that this second bedroom cannot be used as an individual residential unit. He also noted that the handicap bedroom area is handicap accessible.
13. Upon questioning from the Board Mr. Garramone discussed the proposed storage areas for each individual unit.
14. Joseph Mahoney, the owner of the limited liability company appeared, was sworn and testified that the testimony presented by Mr. Orlando and Mr. Garramone is true

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to the best of his information and belief. He also testified that he believes that this proposal is better than the previously approved development since all parking is in the rear.

15. Elizabeth Terenik, Board Planner, appeared, was sworn and testified from her review memorandum of September 26, 2012 which was received by the Board and incorporated as fact. Ms. Terenik testified that the proposed development is compliant with the existing Zoning Ordinance and Master Plan. She noted that the recently adopted Master Plan would convert this site to a motel commercial zone but that the Zoning Ordinance has not been adopted. She believed that the proposed rear parking and handicap accessible units is beneficial to the development.
16. Ralph Petrella, Board Engineer, testified from his review memorandums of September 4, 2012 and October 1, 2012 which were received by the Board and incorporated as fact. Mr. Petrella testified that the application complies with all requirements of the North Wildwood Zoning Ordinance, subdivision requirements and site plan requirements.
17. The matter was open to the public at which time two members of the public came forward to testify:
 - A. Charles Loveless, JFK Blvd., North Wildwood appeared, was sworn and testified that he believes that the proposed development is beneficial to the community.
 - B. Harry Gale of 25th Avenue, North Wildwood appeared, was sworn and questioned the applicant regarding landscaping, curb cuts, the time frame for construction and outdoor showers.
18. There being no further public comment, the public portion of the hearing was closed.
19. The Board was also in receipt of a plan of minor subdivision of Stephen C. Martinelli, a licensed land surveyor, consisting of one sheet dated July 24, 2012 which was received by the Board and incorporated as fact; and

WHEREAS, the Planning Board, after hearing the testimony and reviewing the application and evidence submitted, made the following findings of facts and conclusions of law:

1. The applicant is the owner of the subject property and has standing to come before

Resolution No. P-12-8-1

the Board requesting preliminary and final site plan approval together with minor subdivision approval to create two lots from one lot and on the westerly lot construct a twenty-two unit apartment complex in six buildings with a pool and pool house.

2. Ronald J. Stagliano, Esquire of the DeWeese Law Firm appeared on behalf of the applicant.
3. The subject property is a vacant lot consisting of 61,200 sq. ft. which is currently located in the OB-2 Zone. Apartments are permitted uses within this zone.
4. The applicant proposes to divide the property into two lots. Proposed Lot 6.01 consisting of 17,200 sq. ft. fronting on Surf Avenue and the second lot, proposed Lot 6.02, consisting of 44,000 sq. ft. upon which the twenty-two apartment units will be constructed.
5. The applicant had previously been approved for a thirty-six unit apartment complex on the current existing lot with that approval still in full force and effect.
6. No variances are required for the proposed development under the current Zoning Ordinance.
7. The Board received testimony from Vincent Orlando, a professional engineer with Engineering Design Associates, as to the site plan itself specifically noting that no variances were required.
8. The Board received testimony from Joseph Garramone, a registered architect, who testified as to the building elevations and floor plans of the proposed structures.
9. The Board received testimony from two members of the public as to the proposed development.
10. The proposed subdivision meets the standards of the Ordinance.
11. The application meets the standards of the Ordinance and the applicant is entitled to preliminary and final site plan approval; and

WHEREAS, the Planning Board has determined that the applicant has met the requirements for minor subdivision approval so long as the applicant complies with the terms and conditions set forth in this Resolution; and

WHEREAS, the Planning Board has determined that the applicant has met the standards and requirements as to preliminary and final site plan approval so long as the applicant complies with

Resolution No. P-12-8-1

the terms and conditions set forth in this Resolution; and

WHEREAS, this Resolution is intended to memorialize the foregoing decisions of October 12, 2012.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of North Wildwood on this 14th day of November 2012 that the application of Hawaiian Beach Resort, LLC for minor subdivision approval and preliminary and final site plan approval to subdivide an existing vacant lot into two lots and construct twenty-two apartment units in six individual structures is hereby granted and approved subject to the following terms and conditions:

1. All development shall be in accordance with the plan of minor subdivision, architectural plans of Garramone Architects, LLC and the site plan of Engineering Design Associates which was submitted to the Board and incorporated as fact.
2. The decisions of this Board are specifically based upon the testimony and documentation submitted to the Board in support of the application.
3. The handicap access first floor bedroom shall be attached and incorporated into the second floor unit and may not be used as a separate residential unit. A restriction shall be placed in the Master Deed and public offering restricting the use of the first floor unit as a separate residential unit. This restriction shall be enforceable by the Zoning Officer and the applicant shall place no door at the top of the stairs between the first and second floor to segregate this unit.
4. At the commencement of construction of the residential units on proposed Lot 6.02, the applicant shall remove the chain link fence currently surrounding the entire property and shall grade, place topsoil and seed on proposed Lot 6.01 to the satisfaction of the Zoning Officer.
5. The applicant shall obtain any and all other governmental approvals deemed necessary.
6. The applicant shall obtain addresses from the tax assessor for all units in the project and no building permit shall be issued until the addresses have been assigned. The applicant shall provide the City Zoning Officer with digital copies of all revised

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plans prior to obtaining permits.

7. The applicant shall submit four copies of revised plans to the Board Secretary: one copy each for the Board, the Board Engineer and the Zoning Officer, for their review and approval.
8. In applications involving condominium units, the Master Deed shall reflect the condition that the rental of any unit shall include the parking and storage area of the unit.
9. All permitted fences shall be situated on a lot in such a manner that the finished side of the fence shall face adjacent properties. All poles, posts, etc. shall be erected on the inside of the fence. All fences shall be erected within the property lines of the property. Height of fences shall meet the requirements of Section 276-30 as measured from existing grade.
10. At the discretion of the City of North Wildwood Zoning Officer, the City reserves the right to require the applicant to obtain and submit an "as-built" survey upon completion of development and/or construction evidencing the exact location and height of structures to insure said development is made in accordance with the plans submitted and the resolution approved by the Board and as a condition of the issuance of a certificate of occupancy.
11. All plans, exhibits and testimony presented to the Board in support of this application are hereby incorporated by the Board and relied upon in the entry of this decision.

Resolution No. P-12-8-1

MOTION TO APPROVE

MADE BY: Mr. Green
SECONDED BY: Chief Matteucci

ROLL CALL VOTE

BOARD MEMBER	YEA	NAY	ABSENT	ABSTAIN	EXCUSED
Einhaus	X				
Harkins	X				
Chief Matteucci	X				
McCullion	X				
Councilman DelConte	X				
Vice-Chairman Coleman			X		
Chairman Davis			X		
Green Alt. 1	X				
Auty Alt. 2					

DATED: _____

J. Eric Gundrum, Secretary – Planning Board
City of North Wildwood

**CITY OF NORTH WILDWOOD
PLANNING BOARD
RESOLUTION Z-18-1-3**

WHEREAS, the North Wildwood Planning Board conducted a regular meeting on March 14, 2018; and

WHEREAS, at that meeting the North Wildwood Planning Board heard and considered the application of Hawaiian Beach Resort, LLC doing business at 101 E. 7th Avenue, North Wildwood, New Jersey, owner of the property located at 2400 Surf Avenue, a/k/a Block 258, Lots 6.01, seeking preliminary and final site plan approval, a D-1 use variance, a lot frontage variance (86ft. is existing and proposed whereas 100ft. is required), a variance for the location of a pool and pool house (front yard is proposed whereas rear and side yard are permitted), and a parking variance (14 parking spaces proposed whereas 15 parking spaces are required) in order to construct two (2) multi-family structures containing three (3) units each for a total of six (6) units; and

WHEREAS, the Applicant has complied with all of the requirements of the Municipal Land Use Act and the City of North Wildwood Planning Board procedural requirements in order to prosecute this application; and

WHEREAS, at said meeting, the North Wildwood Planning Board carefully considered the application submitted as well as the testimony and evidence presented as follows:

1. Doreen Corino, Esquire of the Corino Law Office located in Wildwood Crest, New Jersey appeared on behalf of the applicant and explained the basis of the application to the Board.
2. Ms. Corino advised the Board that the Applicant is seeking approval to construct two (2) multi-family structures containing three (3) units each for a total of six (6) units along with a pool and a pool house. Ms. Corino advised the Board that a D-1 use

variance is required as the property is located within the MC zoning district which does not permit multi-family residential uses.

3. Ms. Corino advised the Board that the Applicant previously appeared before the Board and was granted minor subdivision approval and preliminary and final site plan approval pursuant to Resolution P-12-8-1 to construct twenty-two dwelling units in six individual buildings. That Approval was granted on October 12, 2012. The Applicant again appeared before the Board on May 11, 2016 and received amended major site plan approval and minor subdivision approval, memorialized under Resolution P-12-8-1(A), to create three (3) lots from the prior lot 6.02 of Block 258, one of which, lot 6.01, is the subject of this application.
4. Ms. Corino reviewed the relief sought by the Applicant which includes, preliminary and final site plan approval, a D-1 Use Variance, a lot frontage variance (86 ft. existing and proposed whereas 100ft. required), a variance for the location of a pool and pool house (front yard is proposed whereas the ordinance permits pools/pool houses in the side or rear yard), and a parking variance (14 spaces are proposed whereas 15 are required).
5. Ms. Corino advised the Board that the subject property is contiguous to another parcel developed by Hawaiian Beach Resorts, LLC and that all units in that development have been sold. Ms. Corino noted that the proposed development will share an access and common drive aisle with the contiguous development. A common master association separate and apart from the individual condominium associations will be created to oversee and govern these shared features. Ms. Corino noted that cross-easements had been prepared, reviewed and approved by the Board's previous solicitor, Dean Marcolongo, Esquire, and that said cross-easements have been recorded with the Cape May County Clerk's Office.
6. Ms. Corino indicated that the requested use variance is appropriate as motel development will not enhance this site as the surrounding properties have been

developed with similar multi-family uses. Ms. Corino noted that the previously approved access and drive aisles would conflict with motel development and it would result in significant legal complications due to the twenty-two property owners who enjoy the rights to utilize said access and drive aisle.

7. Ms. Corino distributed a color rendering depicting the proposed townhouses which was accepted by the Board and which was marked as **Exhibit A-1**. Ms. Corino also distributed a revised side elevation rendering which was accepted by the Board and which was marked as **Exhibit A-2**.
8. Ms. Corino noted that the properties will front along Surf Avenue and that the drive aisle will be located in the rear behind the structure.
9. Joseph Garramone, a registered architect with Garramone Architects, LLC, appeared, was sworn and testified from the proposed floor plans submitted to the Board consisting of two sheets dated December 28, 2017 and revised February 9, 2018 which were received by the Board and incorporated as fact.
10. Mr. Garramone testified that the project is proposing the construction of two (2) three (3) unit multi-family townhouses with an access and drive aisle allowing one-way access to the site from 25th Avenue exiting on to 24th Avenue. Garages will be accessed from this access and drive aisle along the rear of the property.
11. Mr. Garramone testified that each unit will provide two (2) off-street parking spaces, one (1) in the garage and one (1) in front of the garage, and two (2) guest parking spaces will be provided on site between the proposed structures for a total of fourteen (14) off-street parking spaces.
12. Upon questioning from Ms. Corino, Mr. Garramone testified that the layout of each unit is nearly identical and the ground floor will contain a garage area, a den and a bathroom. The proposed second floors will contain a bedroom, bathroom, a kitchen area, dining room and living room as well as a deck located in the front. The

proposed third floors will contain three bedrooms, two bathrooms, a laundry room and a deck.

13. Mr. Garramone testified as to the proposed elevations noting that the exterior of the structures will match the neighborhood and surrounding properties. Mr. Garramone informed the Board that architectural features and design standards were incorporated in order to improve the aesthetics of the buildings and to provide more curb appeal.
14. In response to a question posed by Board Member Green, Mr. Garramone indicated that no parking changes are proposed on Surf Avenue and that the metered parking which currently exists along Surf Avenue will remain.
15. Vincent Orlando, PE, a professional engineer and licensed land planner with Engineering Design Associates, P.A., appeared, was sworn and testified from the proposed major site plans submitted to the Board consisting of five sheets dated January 18, 2018 which were received by the Board and incorporated as fact.
16. Mr. Orlando testified that the proposed development is the same design which the Board previously approved for the neighboring property. Mr. Orlando noted that the existing access and drive aisle will service both sites as set forth within the recorded cross-easement. He indicated that the existing access and drive aisle will remain one-way and the existing curb cut will remain unchanged at 18 ft. wide.
17. Mr. Orlando testified that the access and drive aisle is a common element that was incorporated in the prior approved project with the anticipation that it would be utilized for the benefit of this project as well. Mr. Orlando noted that the drive aisle is essentially a common driveway which limits curb cuts in the neighborhood which provides a benefit to the community.
18. Mr. Orlando testified that the townhouses were designed utilizing the OS zoning district standards which abuts the MC zone. Mr. Orlando noted that with the exception of the requested variances the proposed development meets all of the bulk requirements of the MC and OS zoning districts.

19. Mr. Orlando noted that a lot depth variance was initially requested from Surf Avenue to the rear of the property; however, based upon the Board Engineer's review of the site plan the Applicant acknowledges that a lot frontage variance is more appropriate as the Ordinance provides "for a corner lot the lot frontage is considered to be the smallest side distance adjacent a street" which in this case would be 24th and 25th Avenues which provide 86 ft. of lot frontage whereas 100 ft. is required. Mr. Orlando noted that this a pre-existing condition.
20. Mr. Orlando testified that landscaping features will be incorporated along 24th, 25th and Surf Avenues in order to improve the aesthetics of the community and the site itself, and to provide a buffer to neighboring properties. Mr. Orlando informed the Board that the Applicant was proposing to construct a pool and pool house in the front yard and will provide landscaping around the pool and the pool equipment in order to buffer noise and improve the aesthetics.
21. With respect to the pool, Mr. Orlando testified that the Applicant had considered locating the pool between the proposed buildings, but he noted that this location results in significant shade in the pool area. Locating the pool to the south side of the site allows for more sun for a greater period of the day. Mr. Orlando indicated that the Applicant was conscious that the pool could be accessible from the roadway and the Applicant will include a fence in accordance with Ordinance 276-42 to secure the pool from the public.
22. With respect to parking, Mr. Orlando testified that the site provides two (2) off-street parking spaces per unit and two (2) additional guest parking spaces will be located between the proposed buildings for a total of fourteen (14) off-street parking spaces.
23. Mr. Orlando discussed the Residential Site Improvement Standards with the Board and noted that said standards were adopted in 1987 in order to eliminate different standards in different towns. Mr. Orlando testified that the RSIS requires 2.4 parking spaces for a three bedroom townhouse, and he noted that there are no standards for

four or five bedroom townhouses. Mr. Orlando noted that single family standards exist up to five bedrooms. Mr. Orlando opined that in light of the fact that the RSIS fails to discuss four bedroom townhouses he believes that the three bedroom standard of 2.4 spaces per unit should govern, or that alternatively the Applicant is entitled to a de minimis exception as off-street parking is provided and on-street parking is provided as well.

24. Based upon the Board's discussion and the position of the Board's Engineer that the Board should utilize the four bedroom standard for single family residences the Board and the Applicant agreed that a parking variance for one (1) parking space is required.
25. Chairman Davis indicated that he did not find the parking variance to be objectionable. He noted that the Applicant had reduced the proposed development from four (4) units to three (3) units and inquired whether the on-street parking spaces could be metered.
26. Board Members expressed concerns that the proposed den could be converted into a bedroom thereby exacerbating the potential parking issues. In response, the Applicant noted that the den is designed to be open and could not be utilized as a bedroom. The Applicant agreed that as a condition of approval the den would remain open with an open baluster staircase and that no egress window would be installed.
27. Mr. Orlando testified that there is no room on site for an additional parking space. He noted that the Applicant would need to reconfigure the entire project and reduce the size of the pool deck to possibly incorporate an additional parking space which would result in a significant delay and expense.
28. Board Member Green inquired about the location of the pool and the proposed fence, in response Mr. Orlando stated that the pool would be surrounded with a 4ft. high wrought-iron fence which would maintain light, air and open space while still addressing safety concerns and prevent access by the general public. He noted that the inclusion of landscaping will provide privacy to the site and buffer the community

from noise. Mr. Orlando testified that the pool is located off of the property line by approximately four (4) feet and it's approximately eight (8) to ten (10) feet off of the sidewalk line.

29. Mr. Orlando noted that motels located in the MC zone are permitted to construct pools in the front yard. However, Board Engineer Ralph Petrella noted that motel pools are required to be buffered with parking.
30. Board Member Green inquired about access to the drive aisle, in response Mr. Orlando noted that anyone can access the drive aisle but it is intended to be utilized by the existing 22 units and the additional 6 units which are being proposed. Mr. Orlando noted that the drive aisle is designed to be one-way traffic with the entrance located on 25th Avenue and the exit on 24th Avenue. The Applicant agreed that as a condition of approval painted arrows and one-way signs will be painted and installed in the drive aisle to depict the flow of traffic, and a stop sign and do not enter sign will be installed at the exit located on 24th Avenue.
31. Ms. Corino informed the Board that the proposed multi-family residential use is not permitted within the MC zone which is the basis for the requested use variance.
32. Upon questioning from Ms. Corino, Mr. Orlando testified that there are several special purposes of zoning which are advanced by the project and which support the use variance. Mr. Orlando identified the following special reasons which justify the approval of the project:
 - a. It encourages municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
 - e. It promotes the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;

- g. It provides sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; and
 - i. It promote a desirable visual environment through creative development techniques and good civic design and arrangement.
- 33. Mr. Orlando testified that there is no substantial detriment to the intent of the zoning ordinance or the zone plan as this project is a good alternative to a motel and the proposed development is in line with similar properties and developments in the surrounding neighborhood. Mr. Orlando indicated that the proposed development is aesthetically pleasing and in will mirror neighboring developments.
- 34. Mr. Orlando noted that the OS zoning district, which permits this type of development, abuts the MC zoning district. Mr. Orlando further testified that there is no substantial detriment to the public good or the surrounding neighborhood as similar developments are located throughout the area.
- 35. The Board was in receipt of a review memorandum prepared by Board Engineer Ralph Petrella of Van Note-Harvey Associates, Inc. dated March 2, 2018 which was received by the Board and incorporated as fact.
- 36. The Meeting was opened to the public for comment, at which time the following members of the public came forward to testify:
 - a. Michael Dallal of 328 E. 24th Avenue, Unit 210 testified that he is the current Home Owner's Association president and his unit is located along the existing drive aisle. Mr. Dallal indicated that he is in favor of the project and he is not in favor of a motel being constructed. Mr. Dallal indicated that he believes the proposed color scheme will complete the block and neighborhood and improve the aesthetics.

- b. Michael Blyzniuk of 328 E. 24th Avenue, Unit 212 testified that he is not opposed to the project. He indicated that he is opposed to a commercial use and he is also opposed to one-way and do not enter signs along the drive aisle as he feels that there is not a safety issue and common sense should dictate when it's safe to enter the drive aisle.
- c. Bryant Vaders of 309 E. 24th Avenue, Unit 100 testified that he is not opposed to the project. He expressed concerns about the proposed den conversion and the creation of a fifth bedroom, but he was advised by Chairman Davis that the Applicant had agreed as a condition of approval that the Den would not be utilized as a bedroom and an egress window would not be installed.

37. No other members of the public spoke out in favor or against the application.

Accordingly, the public portion of this application was closed.

WHEREAS, the Board, after hearing the testimony and reviewing the application and evidence submitted, made the following findings of fact and conclusions of law:

1. The Applicant is the owner of the subject property and has standing to come before the Board to request preliminary and final site plan approval, a D-1 use variance, a lot frontage variance (86ft. is existing and proposed whereas 100ft. is required), a variance for the location of a pool and pool house, and a parking variance (14 parking spaces proposed whereas 15 parking spaces are required) in order to construct two (2) multi-family structures containing three (3) units each for a total of six (6) units.
2. The taxes are current on the subject property and the notice requirements have been satisfied by the Applicant.
3. The Applicant was represented by Doreen Corino, Esquire in connection with this application.
4. The subject property is located in the MC zoning district.
5. The subject property currently contains a vacant lot surrounded by similar developments to that which is proposed in connection with this Application.

6. The Applicant proposes to construct two (2) multi-family structures containing three (3) units each for a total of six (6) units. Fourteen (14) off-street parking spaces are provided whereas fifteen (15) parking spaces are required.
7. The Board is in receipt of proposed floor plans prepared by Garramone Architects, LLC consisting of two sheets dated December 28, 2017 and revised February 9, 2018, and proposed major site plans prepared by Engineering Design Associates consisting of five sheets dated January 18, 2018 which are incorporated as fact and all development shall be in accordance with said plans. Said plans were prepared by Joseph Garramone, AIA and Vincent Orlando, PE, respectively, who testified as expert witnesses on behalf of the Applicant. The Board finds their testimony to be credible.
8. In addition to requesting preliminary and final site plan approval the Applicant is seeking a D-1 use variance to permit the proposed multi-family residential use as townhouses are not permitted in the MC zoning district.
9. The Board received testimony from Joseph Garramone, AIA, as to the proposed floor plan of the structures and the exterior elevations. Testimony from Mr. Garramone addressed the layout of the proposed units and the exterior design features and architectural features which will be incorporated into the structures which the Board found to be credible.
10. The Board received testimony from Vincent Orlando, PE as to the existing and proposed conditions on site. The plans prepared by Mr. Orlando were based upon the bulk requirements of the OS zoning district which abuts the MC zoning district. Mr. Orlando testified as to the positive criteria which supports the relief sought by the Applicant as several purposes of zoning are advanced in connection with this Application. Mr. Orlando testified that there is not a substantial detriment to the intent of the zone plan or zoning ordinance nor is there a detriment to the public good or surrounding community. The Board found this testimony to be credible.

11. With regard to the Application for preliminary and final site plan approval the Board finds that the application meets the standards of the ordinance and the Applicant is entitled to preliminary and final site plan approval for the proposed development.
12. With respect to the D-1 use variance, location of the pool and pool house, lot frontage and parking variances, the Board finds that the Applicant has presented special reasons which advance the purposes of zoning which justify the granting of the aforementioned variances in that it is an appropriate development of land that will promote the public health, safety, morals and general welfare, and it promotes the establishment of appropriate population densities that will contribute to the surrounding neighborhood as similar developments are located in the surrounding area.
13. The Board further finds special reasons for granting the use, lot frontage and parking variances as the proposed development and use is appropriate in this specific location due to the prior development and approvals received by this Applicant and the architectural features incorporated within the structures promotes creative development techniques and good civic design and arrangement.
14. The Board received testimony from three (3) members of the public of whom resided within 200 ft. of the subject property. All three members of the public were in favor of the proposed development and no major concerns were raised in connection with the project.
15. The Board finds that the benefits of granting the use, lot frontage and parking variances outweigh any potential detriment to the public, and that there is no substantial detriment to the intent of the zoning ordinance or zone plan. The purposes of zoning are advanced for the reasons set forth above as the rationale for granting of the use and parking variances requested by the Applicant.
16. As the Board finds that the proposed development is compatible with the neighborhood, the relief requested can be granted without substantial detriment to the

public good without substantially impairing the intent and purpose of the zoning plan and zoning ordinance; and

WHEREAS, the North Wildwood Planning Board has determined that that the Applicant has met the requirements for preliminary and final site plan approval, D-1 use variance, location of the pool and pool house, lot frontage and parking variances so long as the Applicant complies with the terms and conditions set forth within this resolution; and

WHEREAS, this Resolution is intended to memorialize the foregoing findings and conclusions made by the Board during its March 14, 2018 regularly scheduled meeting.

NOW THEREFORE, BE IT RESOLVED by the North Wildwood Planning Board on this 11th day of April, 2018, that the Application of Hawaiian Beach Resort, LLC doing business at 101 E. 7th Avenue, North Wildwood, New Jersey, owner of the property located at 2400 Surf Avenue, a/k/a Block 258, Lots 6.01, seeking preliminary and final site plan approval, a D-1 use variance, a lot frontage variance (86ft. is existing and proposed whereas 100ft. is required), a variance for the location of a pool and pool house (front yard is proposed whereas rear and side yard are permitted), and a parking variance (14 parking spaces proposed whereas 15 parking spaces are required) in order to construct two (2) multi-family structures containing three (3) units each for a total of six (6) units, be and hereby is granted subject to the following terms and conditions:

1. All development shall be in accordance with the proposed floor plans prepared by Garramone Architects dated December 28, 2017 and revised February 9, 2018, and proposed site plans prepared by Engineering Design Associates dated January 18, 2018.
2. No egress window will be installed in the ground floor dens located within in each unit and the dens will remain open with a baluster staircase.
3. The stormwater management system will be combined with the neighboring site which will be jointly maintained by each Association and memorialized in a Master Deed to be filed with the Cape May County Clerk's Office.

4. The Applicant will install one way signage and arrows along the drive aisle allowing one-way access to the site from 25th Avenue exiting on to 24th Avenue and a stop sign and do not enter sign at the exit located on 24th Avenue.
5. The Applicant shall maintain and clean up the site, including the installation of a fencing, prior to the start of the summer season.
6. The proposed structures will front along Surf Avenue and parking will be located in the rear.
7. The Applicant will repair the damaged curb cuts located on site.
8. The Applicant shall provide a Stormwater Management Plan to the Board Engineer who shall approve same prior to the issuance of any building permit in this matter.
9. The Applicant shall comply with and obtain any and all other governmental approvals required in connection with this project including, but not limited to, local, county, state and federal approvals.
10. The Applicant shall comply with all zoning, building, and construction ordinances and codes.
11. The Applicant shall submit four (4) copies of revised/final plans, as appropriate, to the Board Secretary and digital copies of all revised plans for review and approval prior to obtaining permits.
12. The Applicant shall obtain addresses from the tax assessor for all units in this project and no building permit will be issued until the addresses have been assigned.
13. In applications involving condominium units, the Master Deed shall reflect the condition that the rental of any unit will include the parking and storage area of the unit.
14. All permitted fences shall be situated on a lot in such a manner that the finished side of the fence shall face adjacent properties. All poles, posts, etc. shall be erected on the inside of the fence. All fences shall be erected within the property lines of the

property. Height of fences shall meet the requirements of Section 276-30 as measured from existing grade.

15. At the discretion of the City of North Wildwood Zoning Officer, the City reserves the right to require the Applicant to obtain and submit an "as-built" survey upon completion of development and/or construction evidence the exact location and height of structures to insure said development is made in accordance with the plans submitted and the resolution approved by the Board and as a condition of the issuance of a certification of occupancy.
16. All plans, exhibits and testimony presented to the Board in support of this application are hereby incorporated by the Board and relied upon in the entry of this decision.
17. Agreement by the Applicant to specific items not contained within the Resolution, which are otherwise set forth in the application, or which are contained within the record of the hearing of the application, are adopted by reference even though not set forth herein at length.

MOTION TO APPROVE & MEMORIALIZE

MADE BY: Vice Chair DiEduardo
SECONDED BY: Ms. Haas

ROLL CALL VOTE

MEMBER	YEA	NAY	ABSENT	ABSTAIN	EXCUSED
CHIEF GALLAGHER			X		
GREEN	X				
HARKINS	X				
GREENLAND			X		
FLYNN			X		
MAYOR ROSENELLO / MILLER					X
COUNCILMAN DELCONTE					X
VICE CHAIR DIEDUARDO	X				
CHAIRMAN DAVIS	X				
ALTERNATES	*****	*****	*****	*****	*****
AUTY (I)	X				
O'CONNELL (II)			X		
PETERS (III)	X				
HAAS (IV)	X				

DATED: _____

J. Eric Gundrum, Secretary - Planning Board
City of North Wildwood

Michele Spiegel

From: W. Scott Jett
Sent: Tuesday, March 24, 2026 12:05 PM
To: Jennifer Van Sant; Maddie McCracken
Cc: Lauren Bottoms; Eric Gundrum; Justin Robinson (257@nwpd.org); Michele Spiegel
Subject: FW: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner - David Luis Fernandez & Rosanne Fernandez

-----Original Message-----

From: Stephanie Kubis Benedetto, Esq. <opra+request-88864-5cdff1a8@requests.opramachine.com>
Sent: Tuesday, March 24, 2026 11:59 AM
To: W. Scott Jett <sjett@northwildwood.com>
Subject: EXTERNALOPRA request - OPRA Request - 327 East 25th Avenue, Unit 205 B: 258, L: 6.04 Owner - David Luis Fernandez & Rosanne Fernandez

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear North Wildwood City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-5(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

- Code enforcement complaints (with dates)

- Notices of violation
- Fines
- Certificates of occupancy
- Permit applications and approvals
- Zoning determinations
- Planning/Zoning Board applications and resolutions
- Filed liens
- Surveys

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Stephanie Kubis Benedetto, Esq.

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-88864-5cdff1a8@requests.opramachine.com

Is sjett@northwildwood.com the wrong address for OPRA requests to North Wildwood City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=north_wildwood_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opremachine.com/request/opra_request_327_east_25th_avenue

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."



City of North Wildwood
Fire Prevention
901 Atlantic Ave
North Wildwood, NJ 08260
Phone: 609-522-2160

All Violations Associated with 5/24/2024 Inspection

Location

Block: 258.6.04 Lot: _____ Qualifier: _____ Street Address: 327 E. 25TH AVENUE

Business Name HAWAIIAN BEACH CONDOS, Bldg. 324/#105-207

Use Group _____

Unit Number UNITS 105, 107, 205, 207

☐ Life Hazard Use

State Number _____

Inspection Violations

NO.	Location	Nature & Description	Code Reference	Inspection Summary
VIMP 25 101435	Kitchen Area units 105,205,107,207	Fire Extinguishers - must be serviced and tagged for current year	N.J.A.C. 5:70-3,906.2	Abate by: 6/25/2024 Issued 5/24/2024 Abate By 6/25/2024

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

5:71-3.7(b)3.

N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-3.2(a), modifications to articles and sections of the State Fire Prevention Code.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



City of North Wildwood
Fire Prevention
901 Atlantic Ave
North Wildwood, NJ 08260
Phone: 609-522-2160

All Violations Associated with 6/25/2024 Inspection

Location

Block: 258.6.04 Lot: _____ Qualifier: _____ Street Address: 327 E. 25TH AVENUE

Business Name HAWAIIAN BEACH CONDOS, Bldg. 324/#105-207

Use Group _____

Unit Number UNITS 105, 107, 205, 207

☐ Life Hazard Use

State Number _____

Inspection Violations

NO.	Location	Nature & Description	Code Reference	Inspection Summary
VIMP 25 101433	Kitchen Area units 105,205,107,207	Fire Extinguishers - must be serviced and tagged for current year	N.J.A.C. 5:70-3,906.2	Abate by: 6/25/2024 Issued 6/25/2024 Abated 6/25/2024

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

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N.J.A.C. 5:70-3.2(a), modifications to articles and sections of the State Fire Prevention Code.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



City of North Wildwood
Fire Prevention
901 Atlantic Ave
North Wildwood, NJ 08260
Phone: 609-522-2160

All Violations Associated with 5/23/2025 Inspection

Location

Block: 258.6.04 Lot: _____ Qualifier: _____ Street Address: 327 E. 25TH AVENUE

Business Name HAWAIIAN BEACH CONDOS, Bldg. 324/#105-207

Use Group _____

Unit Number UNITS 105, 107, 205, 207

☐ Life Hazard Use

State Number _____

Inspection Violations

NO.	Location	Nature & Description	Code Reference	Inspection Summary
FPVIO 25 564	Fe outstanding	Annual Registration Fee & Non-Life Hazzard inspection required	N.J.A.C. 5:70-3,0	Abate by: 6/23/2025
				I-FPI-25-02787(Michael Johnson)5/23/2025
				U-FPI-25-02877(Michael Johnson)6/23/2025

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

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N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



City of North Wildwood
Fire Prevention
901 Atlantic Ave
North Wildwood, NJ 08260
Phone: 609-522-2160

All Violations Associated with 6/23/2025 Inspection

Location

Block: 258.6.04 Lot: _____ Qualifier: _____ Street Address: 327 E. 25TH AVENUE

Business Name HAWAIIAN BEACH CONDOS, Bldg. 324/#105-207

Use Group _____

Unit Number UNITS 105, 107, 205, 207

☐ Life Hazard Use

State Number _____

Inspection Violations

NO.	Location	Nature & Description	Code Reference	Inspection Summary
FPVIO 25 767	FDC Sign Required	Signs	N.J.A.C. 5:70-3,912.5	Abate by: 7/23/2025
				I-FPI-25-02877(Joseph Babore)6/23/2025
				U-FPI-25-03759(Joseph Babore)7/23/2025
FPVIO 25 564	Fe outstanding	Annual Registration Fee & Non-Life Hazzard inspection required	N.J.A.C. 5:70-3,0	Abate by: 6/23/2025
				I-FPI-25-02787(Joseph Babore)5/23/2025
				U-FPI-25-02877(Joseph Babore)6/23/2025
				U-FPI-25-03759(Joseph Babore)7/23/2025

Inspection Summary Key:

I - Initial U - Violation Unabated A - Violation Abated R - Repeat Violation
Violation Status - Inspection Number (Inspector ID) Inspection Date

Note: The numbering of violation(s) is for identification purposes only and shall not be construed as bearing in anyway on the seriousness of any violation.

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N.J.A.C. 5:70-3, 2015 International Fire Code New Jersey Edition, which has been adopted by reference.

N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements



City of North Wildwood
Fire Prevention
901 Atlantic Ave
North Wildwood, NJ 08260
Phone: 609-522-2160

All Violations Associated with 6/27/2025 Inspection

Location

Block: 258.6.04 Lot: _____ Qualifier: _____ Street Address: 327 E. 25TH AVENUE

Business Name HAWAIIAN BEACH CONDOS, Bldg. 324/#105-207

Use Group _____

Unit Number UNITS 105, 107, 205, 207

☐ Life Hazard Use

State Number _____

Inspection Violations

NO.	Location	Nature & Description	Code Reference	Inspection Summary
FPVIO 25 767	FDC Sign Required	Signs	N.J.A.C. 5:70-3,912.5	Abate by: 7/23/2025
				I-FPI-25-02877(Joseph Babore)6/23/2025
				A-FPI-25-03759(Michele Spiegel)6/27/2025
FPVIO 25 564	Fee outstanding	Annual Registration Fee & Non-Life Hazzard inspection required	N.J.A.C. 5:70-3,0	Abate by: 6/23/2025
				I-FPI-25-02787(Joseph Babore)5/23/2025
				U-FPI-25-02877(Joseph Babore)6/23/2025
				A-FPI-25-03759(Michele Spiegel)6/27/2025

Inspection Summary Key:

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N.J.A.C. 5:70-4, Subchapter 4 Retrofit Requirements