

Karen Gallagher

From: Lisa Brown
Sent: Tuesday, May 21, 2024 11:32 AM
To: Karen Gallagher
Subject: FW: ** EXTERNAL **OPRA request - Planning/Zoning Board Applications

RECEIVED

MAY 21 2024

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

From: er <opra+request-61987-e3ddbbaa7@requests.opramachine.com>
Sent: Tuesday, May 21, 2024 11:24 AM
To: Lisa Brown <lbrown@wildwoodnj.org>
Subject: ** EXTERNAL **OPRA request - Planning/Zoning Board Applications

CITY CLERK'S OFFICE

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 Wildwood City,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Please provide planning/zoning board applications for the following:

3900 New Jersey Avenue -Island Acquisitions Condos (Resolution No. 25-23)

** need page(s) with applicant, engineer, architect, if listed. And PDF of 1st page architectural drawings, if available.

Yours faithfully,

er

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-61987-e3ddbbaa7@requests.opramachine.com

Is lbrown@wildwoodnj.org the wrong address for OPRA requests to Wildwood City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=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://opramachine.com/request/planningzoning_board_application

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

4400 New Jersey Avenue
Wildwood, New Jersey 08260

PLANNING AND ZONING APPLICATION

The original application with supporting documentation must be filed with the Office of the Board Secretary and MUST be delivered to the professionals for review at least 20 business days prior to the meeting at which the applicant wishes to be considered.

This section to be completed by Board Secretary:

Date Filed: 7/20/23 Application #: 25-23
Application Fee: \$1,000 Escrow Fees: \$3500
Date of Work Session: _____ Public Hearing: 9/11/23

This section to be completed by Applicant:

1. Subject Property

Location: 3900 New Jersey Avenue Block: 145 Lot: 13.02
Lot Frontage: 200 feet Depth: 218 feet Total Area: 1.00 acre
Zoning District: General Commercial (GC)

2. Applicant:

Name: Island Acquisitions LLC
Address: 100 S Crescent Blvd, Haddon Township, NJ 08059
Telephone: 856-456-3060 Cell: _____
Applicant is a Corporation: Partnership: x Individual: _____
email: dlafferty@dandbgeneralcontractors.com

3. Disclosure Statement:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48-2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

Attach extra pages is applicable to comply.

Name: David Lafferty Address: 100 S Crescent Blvd. Interest: 50%
Name: William J. Parkhill Address: 2026 B Briggs Road Interest: 50%
Name: _____ Address: Mt Laurel, NJ 08057 Interest: _____

4. If owner is other than the applicant, provide the following information on the owner(s)

Owner's Name: DFA Dairy Brands Fluid LLC
Address: 8401 N. Central Expressway, Suite 400, Dallas, Texas 75225

Phone No: matt.smoot@dfamilk.com

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on property:
Yes (attach copies) (No) Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed MUST be submitted for review and MUST be written in easily understandable English in order to be approved.

Present use of the premises: Refrigerated Distribution Center

6. Applicant's Attorney:

Name: Jeffery P Barnes / King-Barnes
Address: 110 East 17th Street, Suite 100, North Wildwood NJ
Phone No.: 609-641-4211 Fax No.: jpbarnes@King-Barnes.com

7. Applicant's Engineer:

Name: William J. Parkhill, II, P.E. / MidAtlantic Engineering Partners, LLC.
Address: 1971 Highway 34, Suite 201, Wall Township, NJ 07719
Phone No.: 609-910-4450 Fax No.: _____
email: wjp@midatlanticeng.com

8. Applicant's Planning Consultant

Name: Tiffany A. Morrissey
Address: 7 Equestrian Drive, Galloway, NJ 08205
Phone No.: 856-912-4415 Fax No.: _____

9. Applicant's Traffic Engineer

Name: _____
Address: _____
Phone No.: _____ Fax No.: _____

10. List any other Expert who will submit a report or who will testify for Applicant. (Attach additional names, if necessary)

Name: Robert Larsen, R.A. / MidAtlantic Architecture and Design
Field of Expertise: Registered Architect
Address: 1971 Highway 34, Suite 201, Wall Township, NJ 07719
Phone No.: 609-910-4450 Fax No.: _____
email: rlarsen@midatlanticeng.com

11. Application Represents a Request for the following:

SUBDIVISION:

Minor Subdivision Approval _____
(Preliminary) Subdivision Approval _____
(Final) Subdivision Approval _____
Number of lots to be created _____
Number of proposed dwelling units _____

SITE PLAN:

Minor Site Plan Approval _____
Preliminary Site Plan Approval _____ (Phases if applicable) _____

Final Site Plan Approval _____ (Phases is applicable) _____

Area to be disturbed (square feet) _____

Total number of proposed dwelling units _____

Request for Waiver from Site Plan Review and approval _____

Reason for request: _____

Informal Review _____

Appeal decision of an Administrative Officer (N.J.S. 40:55D-70a) _____

Map or Ordinance Interpretation of Special Question (N.J.S. 40:55D-70b) _____

Variance Relief (hardship) (N.J.S. 40:55D-70c(1)) _____

Variance Relief (substantial benefit) (N.J.S. 40:55D-70c(2)) **X** _____

Variance Relief (use) (N.J.S. 40:55D-70d) **X** _____

Conditional Use Approval (N.J.S. 40:55D-67) _____

Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin (N.J.S. 40:55D-34) _____

Direct issuance of a permit for a lot lacking street frontage (N.J.S. 40:55D-35) _____

12. Section(s) if Ordinance from which variance is requested. Use - Section 400:17-413.B.2
Bulk - Section 400:17-413.B.5 - Height, Side Yard, Building Coverage,
Section 400:17-608 - Off Street Parking

13. Waivers requested of development standards and/or submission requirements. (attach additional pages as needed) _____

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The notice must specify the Sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the administrative officer for the hearing.

15. Explain, in detail, the exact nature of the application and the changes to be made at the premises: (attach pages if needed) The applicant proposed to demolish all existing structures and construct a 20 unit
townhouse community with associated amenity areas including pools, patios and
open space.

16. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

17. Are any off-tract improvements required or proposed? N/A

18. Is the subdivision to be filed by Deed or Plat? N/A

19. Other Approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
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Cape May County Municipal Utilities Authority
 Cape May County Health Department
 Cape May County Planning Board
 New Jersey Department of Environmental Protection
 Sewer Extension Permit
 Sanitary Sewer Connection Permit
 Stream Encroachment Permit
 Waterfront Development Permit
 Wetlands Permit
 Tidal Wetlands Permit
 NJ Department of Transportation

_____	_____	_____
_____	_____	_____
<u> X </u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

20. Certification from the Tax Collector that all taxes due on the subject property have been paid, along with water, sewer and fire fees, if applicable.
21. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the board secretary, The documentation must be received by the professional staff at least ten (10) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
<u> 20 </u>	Boundary Survey
<u> 20 </u>	Bifurcated Use Variance Plan
<u> 20 </u>	Preliminary Architectural Drawings
<u> 20 </u>	Variance Checklist

22. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Attorney	<u> All </u>	Reports Requested	_____
Engineer	<u> All </u>		_____
Other	_____		_____

23. Affidavit of Ownership and Certification (as applicable)

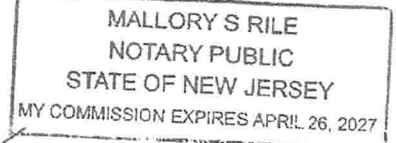
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporation applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. If the applicant is

a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.

Sworn to and subscribed before me this

July day 10 of 20 23

Mallory S Rile
NOTARY PUBLIC



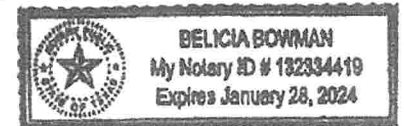
[Signature]
SIGNATURE OF APPLICANT

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

Sworn to and subscribed before me this

June day 20 of 20 23

[Signature]
NOTARY PUBLIC



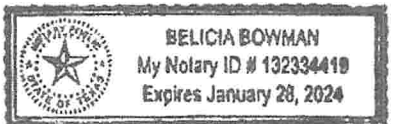
[Signature]
SIGNATURE OF APPLICANT

24. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership this must be signed by a general partner).

Sworn to and subscribed before me this

June day 20 of 20 23

[Signature]
NOTARY PUBLIC



[Signature]
SIGNATURE OF APPLICANT

25. I understand that the initial sum of \$3500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the City of Wildwood, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I further understand that all escrow charges which are due and owing shall become a lien on the premises, and shall remain so until paid.

7/10/23

DATE

[Signature]
SIGNATURE OF OWNER OR AGENT