

LEGAL NOTICE

PLEASE TAKE NOTICE that the undersigned, Lawrence McKnight (the “Applicant”), has made application to the City of Wildwood Planning/Zoning Board (the “Board”) for property commonly known as 3702 Ocean Avenue, Wildwood, New Jersey 08260 and also known as Lot 15 in Block 166, on the Tax and Assessment Map of the City of Wildwood, Cape May County, New Jersey (the “Property”) in order to seek approval to construct a 16-unit multifamily residential development with a private swimming pool and additional site amenities. The Property is located in the Tourism (T) Zone. The Applicant is seeking the following relief:

1. Preliminary and final major site plan approval pursuant to the Land Use Development Ordinance of the City of Wildwood as well as the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50;
2. Variance relief from the Land Use Development Ordinance of the City of Wildwood and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(d) as follows:
 - a. Conditional use variance to permit the construction of a 16-unit multifamily residential development, which is a conditional use in the zone; however, the project does not meet all of the required conditions.
3. Variance relief from the Land Use Development Ordinance of the City of Wildwood and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) as follows:
 - a. Front yard setback on Lincoln Avenue, where a minimum of 10 feet is required and 10 feet to the deck is proposed, but only 8.66 feet to the stairs is proposed;
 - b. Front yard setback on Ocean Avenue, where a minimum of 5 feet to BFE+34' is required and 1 foot is proposed;
 - c. Front yard setback on Atlantic Avenue, where a minimum of 5 feet to BFE+34' is required and 3 feet is proposed
 - d. Side yard setback, wherein a minimum of 10 feet is required and 5 feet is proposed;
 - e. Lot coverage, where a maximum of 80% is permitted and 81% is proposed; and
 - f. Location of a swimming pool in the front yard, which is not permitted and is proposed.
4. Any other bulk, dimensional and accessory variance relief or exceptions from the Land Use Development Ordinance of the City of Wildwood and the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-70(c) or N.J.S.A. 40:55D-70(d) which may be required, including, but not limited to, number of parking spaces, size of driveway, dimensions of parking spaces, curb cuts, drive aisles, side yard setbacks, front yard setbacks, rear yard setbacks, lot coverage, building coverage, building height, number of stories, landscaping, building façade, accessory structures, setbacks to accessory structures, setbacks between buildings, setbacks and elevation of pool equipment and HVAC equipment, building projections; and

5. The Applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the applicant or the Board, which may arise during the course of the hearing process.

The application is now on the calendar of the Board of the City of Wildwood. The initial public hearing has been set for August 10, 2026, at 6:00 p.m., at City Hall, 4400 New Jersey Avenue, Wildwood, Cape May County, New Jersey. Any person affected by this application will have the opportunity to present any objections to the proposed development. However, the Board reserves the right to exclude repetitious testimony. All documents relating to this application may be inspected by the public by appointment Monday through Friday, during normal business hours, with the Board Secretary in the Office of the Board, 4400 New Jersey Avenue, Wildwood, Cape May County, New Jersey.

KINGBARNES, LLC

Jeffrey P. Barnes /s/
Jeffrey P. Barnes, Esquire
on behalf of Lawrence McKnight

Dated: July 29, 2026