

**THE BOROUGH OF WILDWOOD CREST  
PLANNING BOARD**

**MEETING AGENDA 2 May 2018 4 P.M.**

**WILDWOOD CREST BOROUGH HALL, 6101 Pacific Ave., Wildwood Crest**

**1. CALL TO ORDER:** Pledge of allegiance. Announce emergency exits.

**OPENING:** In compliance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the notice requirements have been satisfied as to the time, place, and date of holding this meeting by posting notice on the Bulletin Board in the Wildwood Crest Municipal Building and by publishing same in the Cape May County Herald and/or in the Atlantic City Press, and distributing same to neighboring municipalities. If any member has reason to believe that this meeting is being held in violation of the Open Public Meetings Act of 1975 they shall so state at this time.

*This meeting is being recorded. Under certain circumstances a transcript of these proceedings may be required, therefore, please speak clearly and one at a time.*

**2. ROLL CALL:** Secretary takes member roll call, verification of Board quorum and voting membership.

**3. MINUTES:** Minutes of the meeting of 14 March 2018 were distributed for review and approval or correction.

**4. APPLICATIONS:**

None

**5. RESOLUTIONS MEMORIALIZING BOARD ACTION:**

None

**6. ADMINISTRATIVE RESOLUTIONS:**

None

**7. OLD BUSINESS:**

The following recommendations were approved by the Board at the meeting of 1 November 2017:

- 1) Increasing permissible height of residential structures in "R" Zones by two feet; approved on motion of Mr. Alvarado, second by Mr. Metter and unanimous voice vote with Mrs. Gould abstaining.
- 2) Redefining "loft" as "half-story" and clarifying language in the Ordinance in this regard to read "a half-story shall be permitted to contain floor area equaling 1/3 of the area of the floor below"; further – "1/3 of the area of the half-story shall be permitted to be deck or porch; and the remaining 2/3 shall be permitted to be living space"; approved on motion of Mrs. Hunt, second by Mr. Schiff and unanimous voice vote with Mrs. Gould abstaining.
- 3) Requiring 80' frontage (lot width) in the R-2 Zone for lots adjacent to a north-south street for duplex construction.

**8. NEW BUSINESS:**

The Board previously voted to recommend changing the building coverage restrictions in residential zones to 35% for the primary with an allowance of an additional 10% for porches, landings, stoops, attached decks and patios (outdoor entry and living space); equating to 45% coverage and requiring a minimum 4' offset on the front façade adjacent to the garage door. These recommendations will be discussed as applicable to both single family and duplex construction.

The Resolution recommending these changes to the Board of Commissioners will be memorialized as PB-18-09.

Planner Michelle Taylor will produce a report after examination of the Land Use Ordinance for inconsistencies and redundancies. These recommendations will be forwarded to the Board of Commissioners.

Discussion and recommendation regarding Borough Ordinance 1280 amending Chapter 85, Article XV, Section 85-97, SIGNS.

**9. OPEN TO PUBLIC COMMENT:**

**10. ANNOUNCEMENTS:**

The next Planning Board meeting is scheduled for 6 June 2018. There are no applications to come before the board on that date.

**11. ADJOURN.**