BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 6 May 2026 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday May 6, 2026, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

CALL TO ORDER:
Solicitor Robert Belasco called the meeting to order at 5:00 p.m., lead the Pledge of Allegiance and read the statement of compliance with the open Public Meetings Act.

ROLL CALL:

Patrick Davenport: present	Barbara Hunt: present	Brian Melchiorre: present
Joe Franco: absent	Toni Fuscellaro: absent	Angela Daniels: present
Fred Mettler: present	Brian Stuart: present	Vince Tenaglia: present
Bradley Vogdes: absent	Jane Reynolds: present	Alexa Alverado: absent

Joe Viscomi: present
Board Secretary Pamela Riper: present
Rob Belasco: present
Jacob Wright: absent
Vince Orlando: present

Rob Belasoc swears in conflict Borough Engineer, Vince Orlando

MINUTES:
Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 1 April 2026 and approve as distributed, Ms. Daniels second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Angela Daniels: yes	Fred Mettler: abstain	Brian Stuart: yes
Vince Tenaglia: abstain	Jane Reynolds: abstain	Joe Viscomi: yes

APPLICATIONS:
Ms. Daniels and Mr. Stuart Recuse themselves.

Application PB-26-02 for 5611 New Jersey Avenue a/k/a blk 12 lots 21, 22, 23.02 & 24.02 in Zone B-1 owner 5611 New Jersey Avenue, LLC; seeking “C” Variances.

The Applicant is the owner of the subject property and has standing to come before the Board.
The taxes are current on the subject property, and the notice requirements have been satisfied by the Applicant.
The Applicant was represented by John J. Amenhauser, Esquire.
The subject property is located at 5611 New Jersey Avenue, a/k/a Block 12, Lots 21, 22, 23.02 and 24.02, and same is located in the Borough’s B-1 zoning district.
The subject property was previously developed with one structure, which has since been demolished.
The Applicant is proposing to develop the subject property with a mixed-use building consisting of one (1) ground floor commercial unit and three (3) residential units on the second and third floors.
The proposed residential units will each contain three bedrooms, and the ground floor will contain professional office space, parking, storage, a mechanical room, and access to the upper floors.
The Applicant is requesting preliminary and final major site plan approval, variance relief, and waivers in connection with the proposed development.
The variance relief requested by the Applicant includes relief associated with rear yard setback, total lot coverage, building height, and number of stories.
The Applicant also requested waivers from submission of a traffic study, environmental impact statement, and community impact statement.
Gerald Blackman, Jr., R.A., P.P., appeared on behalf of the Applicant and was recognized as an expert in the fields of architecture and land planning. Mr. Blackman was placed under oath, and he testified from the proposed Architectural Plans, which were received by the Board and incorporated herein as fact.
Mr. Blackman reviewed and discussed the proposed mixed-use building, including the layout of the commercial and residential components, the proposed parking arrangement, the signage, landscaping, architectural design, exterior materials, and proposed screening of mechanical equipment.

Mr. Blackman testified that the Applicant reduced the proposed ground floor area and incorporated setbacks, offsets, and architectural features to create visual interest and to reduce the perceived mass of the building. Mr. Blackman further testified that the proposed building, although technically three stories, was designed to appear as a two-story building.
Mr. Blackman testified that the Applicant will comply with the applicable front yard fence height requirement, eliminate one wall sign from the frontage, add a bicycle rack to the site, and construct the project in accordance with the submitted plans and architectural elevations.
Mr. Blackman opined that the proposed development advances several purposes of zoning under N.J.S.A. 40:55D-2, including providing adequate light, air and open space, promoting appropriate population densities and concentrations, providing sufficient space in appropriate locations for residential and commercial uses, and promoting a desirable visual environment through creative development techniques and good civic design.
Mr. Blackman opined that the Application causes no substantial detriment to the public good and does not substantially impair the intent or purpose of the zone plan and zoning ordinance.
The Board found Mr. Blackman's testimony to be credible and persuasive.
Marc A. DeBlasio, P.E., P.P., also appeared before the Board as the Applicant and was recognized as an expert in the fields of engineering and land planning. Mr. DeBlasio was placed under oath and testified in support of the Application.
Mr. DeBlasio testified that he is seeking to relocate his corporate headquarters to Wildwood Crest and that the first floor of the proposed building will function as professional office space.
Mr. DeBlasio testified that he originally sought to locate his business in the CBD Business Redevelopment Zone, but no available and/or suitable sites were identified.
Mr. DeBlasio testified that the proposed professional office use is a low-intensity use for the site and that the proposed building will utilize high-end materials consistent with the vision for Wildwood Crest.
Mr. DeBlasio agreed to provide condominium documents for review as a condition of approval.
The Board found Mr. DeBlasio's testimony to be credible and persuasive.
The Board received and considered the Engineer's Report prepared by Borough Engineer Vincent C. Orlando, P.E., P.P., C.M.E., dated May 6, 2026, which Report was incorporated herein as fact.
Mr. Orlando appeared at the hearing and reviewed his Report for the benefit of the Board. As a condition of approval, the Applicant agreed to comply with all comments and conditions set forth in the Engineer's Report, including the filing of a Deed of Consolidation.
The Board received testimony from ten (10) members of the public. Some members of the public expressed support for the Application, while others expressed concerns regarding height, density, parking, setbacks, buffers, trash, drainage, lighting, noise, and the overall intensity of the proposed development.

Board Solicitor Robert Belasco, Esquire reviewed the variance relief sought by the Applicant and provided the findings of fact for the record.

Findings of Fact accepted on motion of Mr. Tenaglia and second by Ms. Hunt:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Angela Daniels: abstain	Fred Mettler: yes	Brian Stuart: abstain
Vince Tenaglia: yes	Jane Reynolds: yes	Joe Viscomi: yes

The Board considered the public testimony and weighed the concerns raised by the public against the testimony and proofs presented by the Applicant.
At the conclusion of the public portion of the hearing, Mr. Amenhauser provided closing comments on behalf of the Applicant and addressed issues relating to parking, garage size, storage, trash, recycling, and RSIS compliance.
The Board found that the proposed parking arrangement is adequate and compliant, and further found that the proposed development will not result in the loss of on-street parking spaces.
The Board found that the trash enclosure and interior trash storage arrangement are adequate to serve the proposed development and will not create a substantial detriment.
The Board found that the proposed professional office use is a low-intensity commercial use and is compatible with the mixed-use character contemplated for the B-1 zoning district.
The Board found that the proposed height deviation is reasonable under the circumstances, particularly given the architectural design of the building and the testimony that the structure is designed to appear as a two-story building.
The Board found that the proposed building is attractive, will utilize high-quality materials, and will promote a desirable visual environment.

The Board found that the subject property is particularly suited to accommodate the proposed mixed-use development and the requested variance relief.
The Board further found that the purposes of zoning identified by Mr. Blackman would be advanced by the proposed development and support the granting of the requested relief.
The Board determined that the benefits associated with the Applicant's proposal outweigh any detriments associated with the requested variance relief.
The Board determined that the requested variance relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.
The Board further determined that the requested waivers are reasonable under the circumstances and that strict compliance with the submission requirements is not necessary for the Board to make an informed decision on the Application.
Accordingly, the Board finds that the Applicant has satisfied the applicable statutory criteria for the requested preliminary and final major site plan approval, variance relief, and waivers, subject to the conditions set forth herein.
On Motion of Mr. Tenaglia and second by Mr. Viscomi for approval:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Angela Daniels: abstain	Fred Mettler: yes	Brian Stuart: abstain
Vince Tenaglia: yes	Jane Reynolds: yes	Joe Viscomi: yes

Ms. Daniels and Mr. Stuart returned to the meeting.

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:
None

ADMINISTRATIVE RESOLUTIONS:
Ordinance No. 1487 - Revisions to the zoning ordinance – Board reviewed approved revisions.

OLD BUSINESS:
None

NEW BUSINESS:
None

OPEN TO PUBLIC COMMENT:
Theresa Calibey, owner of property located at 7606 Seaview Avenue. Ask for the status of the REAL Rules. Rob Belasco gave a quick overview of where it stands with the State.

ANNOUNCEMENTS: The next regularly scheduled meeting is 3 June, there are two applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. Tenaglia, second by Ms. Daniels and unanimous voice vote, the Chairman adjourned the meeting 7:36pm.

Pamela Riper
Planning Board Secretary