

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 3 June 2026 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday June 3, 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: present	Toni Fucellaro: present	Angela Daniels: present
Fred Mettler: present	Brian Stuart: absent	Vince Tenaglia: present
Bradley Vogdes: present	Jane Reynolds: present	Alexa Alverado: absent
Joe Viscomi: present		
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Jacob Wright: present		

MINUTES:

Mr. Mettler moved to dispense with the public reading of the minutes of the meeting of 6 May 2026 and approve as distributed, Ms. Daniels second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Toni Fucellaro: abstain	Angela Daniels: yes
Fred Mettler: yes	Vince Tenaglia: yes	Bradley Vogdes: abstain
Jane Reynolds: yes	Joe Viscomi: yes	

APPLICATIONS:

Joe Franco recuses himself.

Application PB-25-03 for 401 Toledo Avenue a/k/a blk 126.02 lots 1, 3, 5, 7, 9.01 in Zone M-1-B owner 401 Toledo Avenue, LLC; seeking Minor Subdivision.

The Applicant was represented by Anthony Monzo, Esquire.

The Board is in receipt of a Minor Subdivision Plan, prepared by The Hyland Group, consisting of one (1) sheet, dated February 18, 2025, and last revised March 11, 2026.

The Subject Property is located at 401 E. Toledo Avenue, a/k/a Block 126.02, Lots 1, 3, 5, 7, and 9.01, in the Borough's M-1-B zoning district.

The Subject Property is currently developed with the Ala Kai North Motel, formerly known as the Blue Marlin Motel, which the Applicant proposes to demolish.

The Applicant seeks minor subdivision approval to subdivide the Subject Property into three (3) lots for the development of single-family dwellings.

The proposed lots will be modified slightly from the plan submitted to the Board in order to eliminate the need for a minimum total side yard setback variance associated with proposed Lot 1.02.

As revised, the proposed subdivision will create three (3) fully conforming lots that comply with the applicable area and bulk requirements of the M-1-B zone.

Two (2) of the proposed lots will front onto Atlantic Avenue, and one (1) interior lot will front onto Toledo Avenue.

The proposed subdivision amounts to a by-right subdivision, as no variance relief is required in connection with the creation of the three (3) proposed lots.

The Applicant's engineer and architect, John Halbruner, P.E., R.A., appeared before the Board and was accepted as an expert in the fields of engineering and architecture.

Mr. Halbruner reviewed the existing and proposed site conditions and confirmed that the Applicant proposes to demolish the existing motel improvements and create three (3) new conforming lots.

Mr. Halbruner further confirmed that the proposed single-family dwellings to be constructed on the subdivided lots will comply with all applicable area and bulk requirements.

No members of the public appeared or offered testimony in opposition to the application.

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 Ms. Hunt and second by Mr. Vogdes:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Toni Fuscellaro: yes	Angela Daniels: yes
Fred Mettler: yes	Vince Tenaglia: yes	Bradley Vogdes: yes
Jane Reynolds: yes	Joe Viscomi: abstain	

Based upon the testimony and evidence presented, the Board concludes that the Applicant has satisfied the requirements for minor subdivision approval.

The proposed subdivision is consistent with the requirements of the M-1-B zoning district and will result in three (3) fully conforming lots.

The proposed development of the subdivided lots with single-family dwellings is a permitted use in the zone and will comply with the applicable zoning requirements.

The Board therefore concludes that minor subdivision approval is warranted, subject to the Applicant's compliance with the conditions of approval imposed by the Board, including submission of a revised subdivision plan confirming the adjusted lot widths and elimination of any need for variance relief.

On Motion of Mr. Tenaglia and second by Ms. Reynolds for approval:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Toni Fuscellaro: yes	Angela Daniels: yes
Fred Mettler: yes	Vince Tenaglia: yes	Bradley Vogdes: yes
Jane Reynolds: yes	Joe Viscomi: abstain	

Joe Franco returns to meeting.

Joe Viscomi recuses himself.

Application PB-26-01 for 303 E. Jefferson Avenue a/k/a blk 188 lots 13, 14.01 in Zone R-1 owner Enrique & Kristen Villa; seeking "C" Variances.

The Applicant was represented by Kevin Balistreri, Esquire, who outlined the nature of the application and the relief sought.

The Subject Property is located at 303 E. Jefferson Avenue, a/k/a Block 188, Lots 13 and 14.01, in the Borough's R-1 zoning district.

The applicant proposed to reconstruct their two (2) story single-family dwelling utilizing the existing foundation and footprint. Additionally, the applicant is proposing a front porch, rear porch, pool, and other various improvements.

The applicant is seeking variance relief approval of pre-existing principal structure side yard setback condition to fully utilize the existing foundation.

Additional variances have been identified during review of the applicant's plans.

The applicant formally presented their case before the Board, outlining the scope of their development proposal. Following the presentation, the Board opened the floor to the public and received multiple testimonies.

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

The Board accepted the findings of fact and thereafter opened the Application up for deliberation.

Following Board discussion, the applicant requested that the application be tabled; however, the Board voted on and denied this request. Prior to the calling of a final vote on the application, the applicant formally requested to withdraw the submission.

Joe Viscomi returns to meeting.

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-26-05 approving **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.

Ms. Hunt moved to approve, second by Mr. Tenaglia:

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Joe Franco: abstain

Toni Fuscellaro: abstain

Angela Daniels: abstain

Fred Mettler: yes

Vince Tenaglia: yes

Bradley Vogdes: yes

Jane Reynolds: yes

Joe Viscomi: yes

ADMINISTRATIVE RESOLUTIONS:

Ordinance Building Height Design Flood Elevation

Board discussed revisions to the ordinance and requested pictures from the Borough Engineer.

OLD BUSINESS:

None

NEW BUSINESS:

Crest Station Project

OPEN TO PUBLIC COMMENT:

None

ANNOUNCEMENTS: The next regularly scheduled meeting is 1 July, there are no applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. Vogdes, second by Ms. Hunt and unanimous voice vote, the Chairman adjourned the meeting 7:45pm.

Pamela Riper
Planning Board Secretary