

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 2 February 2022 5 p.m.

Chairman Patrick Davenport 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
Don Cabrera: present	Tom Alvarado: present	Joseph Schiff: absent
Gerry D'Antonio: present	Fred Mettler: absent	Pete Cava: present
Angel Daniels: present		
Board Secretary Karen Duffy: present		
Solicitor Rob Belasco: present		
Engineer Representative present		

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 5 January 2022 and approve as distributed, Ms. Daniels second, minutes approved as distributed

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: abstain	Tom Alvarado: abstain	Gerry D'Antonio: yes
Pete Cava: yes	Angel Daniels: yes	

There was one application to come before the Board:

Applicant represented by Andrew Catanese, Esq

Exhibit(s) A1: photo of comparison property on Pacific and Heather with similar variance relief

Matthew Sprague, architect sworn in as expert

Application PB-22-02-01 for KH-NJ Ventures; 307 East Orchid, a/k/a blk 94.01, lots 4.01&4.02 Applicant proposes a variance-free minor sub-division to create three conforming lots. Also requests broad "c" variance for garage setback, curb cut width and building modulation for one home. Mr. Catanese approached the board and described the application as a compound application as there are two requests one is for a minor subdivision of 120 x 100 lot to create 3 conforming lots legally referred to as a By-right" subdivision, no variances or waivers requested. Variance relief is for the Single-Family Home to be built on one lot, to improve the layout, change parking and driveway access for safety and aesthetics Variance is Broad "C" more relief than detriment.

Mr. Davenport stated that the front entrance on Orchid instead of Atlantic which was not noted on the application for variance relief. Mr. Catanese noted that it was not on application but would be considered with application. Solicitor Mr. Belasco explains that verbiage in the notice "*the applicant may request additional variances and other relief as may be identified by the Board and its Professionals*" a catch all that make this legally acceptable.

Matt Sprague is sworn in as architectural expert.

Single Family home to be constructed on corner Lot C, proposed garage setback of 12 feet, 20 feet is the permitted. The garage would be a 2-door side by side 21 x 22 ft, with 12 feet setback and 14 feet to curb. Length should deter parking in front of garage.

Curb cut proposed would be 28.9 feet where 10 ft is permitted on Orchid side of home instead of Atlantic as Orchid is a less busy street, leaves less than 15 feet from curb cut to property line. Curb cut is warranted to provide 2 off street parking spaces

Modulation of walls proposed 21 jog on west wall of property when 20 feet is permitted.

Proposed relief promotes health and safety with free flow of traffic on Orchid. Property has desired visual environment with 2 door garage, round windows at top, standing C metal roof over garage and doors. Different materials like thin brick veneer at base and horizontal siding with cedar impressions.

More benefit than detriment for all proposed relief with no negative impact.

Board Concerns

Driveway at 14 feet would lead to cars parked in sidewalk or sideways parking, regardless of smaller driveway size used to deter parking.

Side parking spots to be used as a patio once a fence is added which would then remove 2 off street parking spots.

Scaling down plan of home could lead to home to be more conforming and meet ordinance requirements.

Engineer Report

Lot C, side and rear yard and building coverages 35%, which is typo on plan, Andrew will modify. There was ample testimony about parking. Grass area will need a buffer, which can be fence or landscape options. Per Andrew a fence would be installed between lot C and adjacent property.

Public Comment: No members of the public spoke.

Applicant would like table "C" variance portion of the application to the April 6th planning board meeting to try to address board concerns and just vote on By-Right subdivision at this meeting.

Board agrees and Solicitor Belasco states "C" variance can be adjourned to April meeting and no further notice is required.

Solicitor Belasco Finding of Fact for subdivision only.

By-Right subdivision for 3 conforming lots no variance sought or required.

Motion to accept FoF by Mr. Cava and second by Ms. Daniels

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: yes

Tom Alvarado: yes

Gerry D'Antonio: yes

Pete Cava: yes

Angel Daniels: yes

Portion of PB-22-02-01 for subdivision only approved by motion of Mr. Alvarado and second Ms. Hunt

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: yes

Tom Alvarado: yes

Gerry D'Antonio: yes

Pete Cava: yes

Angel Daniels: yes

There was one resolution memorializing Board actions.

Approval of resolution PB-22-01 Application PB-22-01-01 for 111 W Forget-Me-Not Road, a/k/a blk 52, lots 2.01,7,8&9 subdivision of real property in order to sever the presently existing Lot 7 from Lots 8 & 9 and to merge Lot 7 into the currently existing Lot 2.01 in order for the applicants to construct an in-ground pool in the rear of Lot 2.01, which is more commonly known as 101 W Forget-Me-Not Road.

Mr. Cava motioned to approve, Mr. D'Antonio second,

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: abstain

Tom Alvarado: abstain

Gerry D'Antonio: yes

Pete Cava: yes

Angel Daniels: yes

There were no administrative resolutions.

Under Old Business

Mahalo appeal is tabled for now. Mahalo applied for a revised Cafra application, Cafra approval is contingent upon Municipal approval. Revised Cafra application are within approved setbacks, would need to come before the board for site approval.

Dissolution of the Zoning board to Planning is still up for consideration. All board members will be notified once decision is made

Sunset Lake – Fred Mettler was not at the meeting. Mr. Davenport stated that Fred is working hard to maximize any dredging to be done at the lake. Majority of the lake is owned by Lower township so both towns need to work together to get the dredging completed.

Master Plan completed revision should be done mid-month. Sub committee to meet and review and master plan should be brought in front of the board by April meeting.

Under new business

Electric vehicle charging stations ordinance to be reviewed by members and discussed/voted during March meeting.

Annual report adopted by Zoning Board submitted for information and review purposes.

Concern over pavers being installed on New Jersey Ave, per Brian job was halted

No members of the public spoke.

The next regularly scheduled meeting is 2 March, there are no applications to come before the board on that date.

On motion of Mr. Alvarado, second by Ms. Hunt and unanimous voice vote, the Chairman adjourned the meeting at 6:15 p.m.

Karen Duffy
Planning Board Secretary