

**BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 1 November 2023 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday November 1, 2023, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

**CALL TO ORDER:**

Chairman Mr. 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: absent	Brian Melchiorre: present present
Don Cabrera: absent	Joe Franco: present	Angela Daniels: present
Gerry D'Antonio: present	Fred Mettler: absent	Pete Cava: absent
Brian Stuart: absent	Vince Tenaglia: absent	Bradley Vogdes: absent
Jane Reynolds: present		
Board Secretary Pamela Riper: present		
Solicitor Rob Belasco: present:		
Engineer Will Hanson: present		

Jane Reynolds takes the oath of office and becomes a member of the Wildwood Crest Planning Board.

**MINUTES:**

Ms. Daniels moved to dispense with the public reading of the minutes of the meeting of 4 October 2023 and approve as distributed, Mr. D'Antonio second, minutes approved as distributed.

Patrick Davenport: yes	Joe Franco: yes	Brian Melchiorre: yes
Angela Daniels: yes	Gerry D'Antonio: yes	Jane Reynolds: abstain

**APPLICATIONS:**

**Application PB-23-13** for 5611 Pacific Avenue a/k/a blk 11.01 lots 11 & 12 in Zone R-2 owner Blue Bee Pro, LLC; seeking "C" & "D" variance, preliminary & final site plan approval. Adjourned to December 6, 2023 meeting. No renote required.

Mr. D'Antonio moved to approve adjournment, second by Mr. Melchiorre:

Patrick Davenport: yes	Joe Franco: yes	Brian Melchiorre: yes
Angela Daniels: abstain	Gerry D'Antonio: yes	Jane Reynolds: abstain

**Application PB-23-11** for 8300 Pacific Avenue a/k/a blk 131 lots 1.01 in Zone R-2 owner Stephen & Terrie Rosania; seeking "C" & "D" variances. Adjourned to December 6, 2023 meeting. No renote required.

Ms. Daniels moved to approve adjournment, second by Mr. D'Antonio:

Patrick Davenport: yes	Joe Franco: yes	Brian Melchiorre: yes
Angela Daniels: yes	Gerry D'Antonio: yes	Jane Reynolds: abstain

**RESOLUTIONS MEMORIALIZING BOARD ACTIONS:**

**Resolution PB-23-19 for Application PB-23-09** for 214 E Columbine Road a/k/a blk 46.01 lots 4, 5, 6 & 20 in Zone R-2 owner HK NJ Ventures, LLC; seeking minor subdivision approval and "C" variances.

Ms. Daniels moved to approve, second by Mr. D'Antonio:

Patrick Davenport: yes	Joe Franco: yes	Brian Melchiorre: yes
Angela Daniels: yes	Gerry D'Antonio: yes	Jane Reynolds: abstain

**Resolution PB-23-20 for Application PB-23-10** for 6505 Atlantic Avenue a/k/a blk 50.03 lots 1-3, 7-10, 15-17 in Zone M-1C owner Viper Corp.; seeking "C" and "D" variances, preliminary & final site plan approval.

Ms. Daniels moved to approve, second by Mr. D'Antonio:

Patrick Davenport: yes	Joe Franco: abstain	Brian Melchiorre: yes
Angela Daniels: yes	Gerry D'Antonio: yes	Jane Reynolds: abstain

**Resolution PB-23-21 for Application PB-23-12** for 211 E Hollywood Drive a/k/a blk 145 lots 12 & 13.01 in Zone R-2 owner Yvonne Gregan; seeking "C" variance.

Mr. D'Antonio moved to approve, second by Mr. Franco

Patrick Davenport: yes

Joe Franco: yes

Brian Melchiorre: yes

Angela Daniels: yes

Gerry D'Antonio: yes

Jane Reynolds: abstain

**ADMINISTRATIVE RESOLUTIONS:**

**OLD BUSINESS:**

Condo/Hotel Conversion – remove from old business

Bike Connectivity Path

Bulkheads – remove from old business

**NEW BUSINESS:**

Copy of revised by-laws distributed for review.

Rob Belasco reads & reviews the revised by-laws.

Mr. D'Antonio moved to approve revised by-laws, second by Mr. Melchiorre

Patrick Davenport: yes

Joe Franco: yes

Brian Melchiorre: yes

Angela Daniels: yes

Gerry D'Antonio: yes

Jane Reynolds: abstain

**OPEN TO PUBLIC COMMENT:**

*Michael Gericke*, owner of property located at 5501 Pacific – questions the public notification requirements reviewed in the by-laws.

**ANNOUNCEMENTS:** The next regularly scheduled meeting is 6 December, there are three applications scheduled at this time to go before the board on that date.

**ADJOURN:** On motion of Mr. D'Antonio, second by Ms. Daniels and unanimous voice vote, the Chairman adjourned the meeting 5:55pm.

Pamela Riper  
Planning Board Secretary