

**BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 21 February 2023 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Tuesday February 21, 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: present	Brian Melchiorre: present
Don Cabrera: present	Joe Franco: absent	Angela Daniels: present
Gerry D'Antonio: absent	Fred Mettler: absent	Pete Cava: present
William Bumbernick: absent	Brian Stuart: absent	Vince Tenaglia: present
Bradley Vogdes: present		
Board Secretary Pamela Riper: present		
Solicitor Rob Belasco: present		
Engineer Will Hanson: present		

**MINUTES:**

Mr. Tenaglia moved to dispense with the public reading of the minutes of the meeting of 1 February 2023 and approve as distributed, Mrs. Hunt second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Angela Daniels: yes	Pete Cava: yes
Bradley Vogdes: yes	Vince Tenaglia: yes	

**APPLICATIONS:**

Don Cabrera recuses himself from the application hearing.

**Application PB-22-12** for 7202 Seaview Avenue a/k/a blk 101 lots 2, 4, 6, 8, 10, 12.02, 20, 22, 24 in Zone R-2 owner Gem Crest Condos; seeking "D" Variance relief for expansion of non-conforming use; seeking "C" Variance relief for side yard setback, rear yard setback, minimum habitable floor area, modulation of building walls, minimum roof pitch, front yard landscaping, minimum amount of raised curb, minimum parking spaces, minimum parking space size, shared parking setback from swelling units, maximum building height shall be two stories

The Applicant was represented by John Amenhauser, Esquire who outlined the nature of the application and the relief sought in connection with same.

Mr. Amenhauser advised the Board that the subject property is located in the Borough's R-2 zone and it is currently developed with a pre-existing non-conforming hotel known as the Cozy Crest Hotel. As a condition of approval, the Applicant will prepare and file a deed of consolidation formally consolidating the lots in question, subject to the review and approval of the Board Solicitor.

The Applicant is proposing to eliminate the existing hotel use and to convert the existing structure to a multi-family dwelling containing a total of 39 residential units.

Mr. Amehauser reviewed the relief requested by the Applicant and he informed the Board that both interior and exterior renovations to the structure and site are proposed.

Mr. Amenhauser distributed an architectural rendering of the proposed structure which was received by the Board and which was marked as **Exhibit A-1**.

Mr. Amenhauser indicated that the Applicant's proposal will bring the site into closer conformity with the permitted uses of the R-2 zone which consists primarily of residential uses.

Alphonso Cuoco, the principal of Boutique Crest, LLC and the owner of the subject property, appeared and he was placed under oath to testify before the Board.

Mr. Cuoco advised the Board that he purchased the subject property in May of 2022. He indicated that the existing structure needs significant repairs.

Mr. Cuoco testified that, after purchasing the subject property, he undertook numerous repairs, renovated several rooms, and cleaned up the overall site. He indicated that additional repairs/renovations are required.

Mr. Cuoco testified that the existing northern building was designed with a "void" space which he intends to renovate in order to utilize same.

He advised the Board that the exterior design of the building will be modified in order to create a desirable visual environment and a white and black color scheme is proposed.

Mr. Cuoco testified that the existing southern building will be renovated to incorporate dormers, new doors, hardscaping, and a fence surrounding an existing pool area.

A total of thirty-nine (39) hotel rooms currently exist and the Applicant is proposing to maintain thirty-nine (39) residential units in connection with the requested use variance.

The proposed residential units will be comprised of studio apartments up to four (4) bedroom units. Mr. Cuoco testified that he is proposing to provide several varying room sizes to provide options for individual owners and families.

Brian Murphy, P.E., P.P. of M.V. Engineering, LLC was also present at the meeting on behalf of the Applicant. Mr. Murphy was accepted by the Board as an expert in the field of engineering and he was sworn in to testify with respect to the proposed site and architectural plans prepared by Gerald F. Santucci, A.I.A., consisting of nine (9) sheets, dated September 26, 2022 and last revised February 3, 2023, which were received by the Board, and which are incorporated herein as fact.

Mr. Murphy reviewed the existing site plan for the benefit of the Board. He indicated that the subject property has frontage along Seaview Avenue, Rambler Road, and Orchid Road.

Mr. Murphy testified that the Applicant is proposing to maintain the existing structure located on site. He noted that many of the 'C' variances requested by the Applicant are required in order to address pre-existing non-conforming conditions which are not being exacerbated in connection with this proposal.

Mr. Murphy advised the Board that the existing off-street parking arrangement, while deficient based upon the number of proposed units, will be maintained.

With respect to the proposed change of use and 'c' variance relief, Mr. Murphy opined that several of the purposes of zoning, outlined within N.J.S.A. 40:55D-2, are advanced in connection with this application and support the relief sought by the Applicant as it:

Promotes the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment as there's no proposed increase in the number of units and the proposed population density is appropriate;

Provides sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens as the applicant is proposing to significantly upgrade a dilapidated structure;

Promotes a desirable visual environment through creative development techniques and good civic design and arrangement as the proposed improvements will incorporate architectural elements which are in keeping with the Borough and the surrounding neighborhood as interior and exterior renovations are proposed which will improve the aesthetic appearance of the site; and

Encourages coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land as the applicant is proposing the adaptive reuse of an existing site which will lessen the cost of development.

Mr. Murphy further opined that the application can be granted as there are no substantial detriments to the public good and the application does not impair the intent and/or purpose of the zone plan or zoning ordinance as the proposed use is more consistent with the surrounding neighborhood compared to what currently exists on site.

In response to a question posed by the Board, Mr. Murphy testified that no exterior signage is proposed at this time.

With respect to proposed off-street parking, Mr. Murphy testified that the Applicant is proposing to utilize the existing off-street parking arrangement provided on site. He advised the Board that existing off-street parking spaces measure between 8ft. x 18ft. and 9ft. x 18ft.

Mr. Murphy further testified that several years ago the Borough permitted 8ft. x 18ft. off-street parking spaces and that many of these undersized parking spaces are located along Seaview Avenue. He indicated that support posts exist in this area of the property which impacted the off-street parking layout

and which likely prompted the utilization of the existing undersized parking spaces. The remaining parking spaces located on site are compliant with the required 9ft. x 18ft. parking space size.

Mr. Murphy informed the Board that several of the existing parking spaces located along Seaview Avenue and Rambler Road encroach into the Borough right-of-way.

Mr. Murphy advised the Board that the Applicant is proposing to modify parking adjacent to Orchid Road to provide a stacked parking arrangement. He indicated that these spaces would be accessed via a valet service provided by an on-site management company.

Mr. Murphy indicated that waivers were requested from providing a landscaping plan and a stormwater management plan as the site is fully developed with nearly 100% impervious coverage.

A question arose in relation to the impact that existing off-street parking would have on required site triangles. Mr. Murphy confirmed that one parking space along Orchid Road and one parking space along Rambler Road would negatively impact the required site triangles. Accordingly, the Board recommended, and the Applicant agreed, to eliminate two parking spaces, resulting in a total of 39 off-street parking spaces on site. As a condition of approval, the Applicant will submit revised plans depicting the elimination of two (2) off-street parking spaces impacting the site triangles located along Rambler and Orchid Roads.

Tiffany Morrissey, P.P. of Tiffany A. CuvIELLO, PP, LLC was also present at the meeting on behalf of the Applicant. Ms. Morrissey was accepted by the Board as an expert in the field of land planning and she was placed under oath and was sworn in to testify.

Ms. Morrissey reviewed and confirmed the variance relief sought by the Applicant. She was in agreement that a D(1) use variance as opposed to a D(2) expansion of a non-conforming use variance is required in connection with the Applicant's proposal as multi-family residential dwellings are not a permitted use in the R-2 zone.

Ms. Morrissey opined that the site is particularly suited to accommodate the proposed use.

She agreed that the purposes of zoning identified by Mr. Murphy would be advanced in connection with this application and she provided additional testimony in support of same.

In addition, she advised the Board that the Applicant's proposal would also encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.

Ms. Morrissey indicated that the site has been developed with a hotel since 1979. The existing hotel is a non-conforming use and the property is underutilized and had been vacant prior to the Applicant purchasing same.

Ms. Morrissey opined that the proposed conversion to a multi-family residential use is more consistent with the uses that are permitted in the R-2 zone. The Applicant is proposing improvements to the existing building façade, eliminating single-pane windows, incorporating dormers, and creating architectural interest in an effort to provide a more residential look to the existing structure.

Ms. Morrissey advised the Board that a variety of unit sizes are proposed by the Applicant in an effort to market the property to individuals and families. The proposed units will contain anywhere from 265SF to 1700SF.

Ms. Morrissey reviewed existing multi-family dwellings in the surrounding neighborhood and she confirmed the size of the units associated with same. She opined that the unit sizes proposed by the Applicant are consistent with what exists and what's become expected in connection with development of this nature.

Ms. Morrissey addressed provisions of the Borough's Master Plan which outline concerns associated with hotel/motel conversions and the need to maintain existing hotels/motels to support the Borough's tourism industry and the Wildwood Convention Center.

The existing hotel is a non-conforming use in the R-2 zone and she argued that same should be eliminated in order to bring the site into closer conformity with what's permitted and envisioned for the zone in question. She indicated that maintained non-conforming hotels/motels in the R-2 zone was not envisioned by the Borough's Master Plan.

She opined that the Applicant's proposal provides an opportunity for the adaptive reuse of the existing structure and would improve the site and lessen the impact that same has on the surrounding neighborhood.

Ms. Morrissey further opined that the Applicant's proposal presents no substantial detriments to the public good and the application does not impair the intent and/or purpose of the zone plan or zoning ordinance. She indicated that there is no feasible way to comply completely with the requirements of the R-2 zone without demolishing the existing structure which she indicated is not an efficient use of the land.

With respect to parking, Ms. Morrissey testified that a total of 39 off-street parking spaces are provided and a total of 39 residential units are proposed. She advised the Board that the number of existing bedrooms will be maintained in connection with the proposed conversion which mitigates any detrimental impact on parking.

Board Members expressed concerns in relation to the need for additional off-street parking due to the proposed change of use as the Borough's Ordinance requires 1.2 off-street parking spaces per hotel/motel unit compared to 2 off-street parking spaces for a residential unit.

Board Members questioned whether or not the Applicant considered eliminating existing units in order to lessen the off-street parking deficiency. Mr. Cuoco testified that the structure was built using 18-inch concrete block walls which presents practical difficulties in combining existing units. He advised the Board that combining units, in light of the materials utilized to construct the structure, is cost-prohibitive. Board Members questioned the proposed operation of a valet service considering the fact that the proposed units will be individually owned.

Mr. Cuoco testified that on-site management would handle the valet service. He indicated that an on-site office is provided which will double as a residential unit for an on-site property manager and he confirmed that the property would be staffed with an employee 24 hours per day.

Board Members expressed significant concerns in relation to the proposed parking deficiency and agreed that same would have an impact on the surrounding neighborhood.

In response to a question posed by the Board, Mr. Cuoco testified that an existing shed located between the north and south building would be eliminated and a proposed Rubbermaid storage structure would be provided in this area for unit owners.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated February 16, 2023 which was received by the Board and which is incorporated herein as fact. Will Hanson, P.E., a professional engineer and employee with Mr. DeBlasio's office, appeared at the meeting and reviewed said Report for the benefit of the Board, and he note the conditions outlined therein. As a condition of approval, the Applicant will comply with any and all comments/conditions set forth within the Engineer's Report.

The Meeting was opened to the public for comment. A total of six (6) individuals addressed the Board in connection with this Application, namely:

*Scott Stasienko*, owner of the property located at 210 E. Rambler Road, appeared and he was placed under oath to testify before the Board. Mr. Stasienko advised the Board that he was in support of the Applicant's proposal. He advised the Board that the subject property and the previously operated hotel was problematic for the Borough and the neighborhood. He questioned whether the Applicant's proposal would result in stormwater impacts to the surrounding properties.

*Kerry Collins*, owner of the property located at 212 E. Orchid Avenue, appeared and he was placed under oath to testify before the Board. Mr. Collins expressed concerns in relation to the parking deficiency and the proposed stack parking arrangement. He advised the Board that he was in support of the proposal and he commended the Applicant for improvements that have been made to the site since he acquired same. Mr. Collins opined that the proposed multi-family use is a much better alternative for the site compared to the non-conforming hotel.

*Geoff Rodgers*, owner of the property located 7207 Seaview Avenue, appeared and he was placed under oath to testify before the Board. Mr. Rodgers advised the Board that he supported the project.

*Kevin Quinn*, a representative of the owner of the properties located at 7109 and 7110 Seaview Avenue, appeared and he was placed under oath to testify before the Board. Mr. Quinn advised the Board that he was in favor of the project. He advised the Board that the hotel use has been problematic for the church and the surrounding community. He indicated that the aesthetic improvements proposed by the Applicant are welcomed.

*Joseph Costa*, owner of the property located at 215 E. Monterrey Avenue, appeared and he was placed under oath to testify before the Board. Mr. Costa advised the Board that he supported the project and indicated that the Applicant's proposal is a significant improvement to the neighborhood and Borough.

*Janice Meehan*, owner of the project located at 8004 Atlantic Avenue, appeared and she was placed under oath to testify before the Board. Ms. Meehan advised the Board that she supported the project and was in favor of the improvements proposed by the Applicant.

No additional members of the public addressed the Board in connection with this application.

Accordingly, the public portion of this application was closed.

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. Vogdes and 2<sup>nd</sup> by Mr. Tenaglia

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: abstain

Angela Daniels: yes

Pete Cava: yes

Bradley Vogdes: yes

Vince Tenaglia: yes

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

During deliberations, a majority of the Board expressed concerns in relation to the number of proposed residential units and the parking deficiency that is proposed.

Board Members agreed that the Applicant's proposal amounted to a significant improvement to the site; however, the parking deficiency and the proposed inclusion of stacked parking was viewed as problematic and a substantial detriment.

Board Members agreed that consolidating existing units to improve the parking deficiency would improve the project and lessen the detrimental impact that a parking deficiency would have on the surrounding residential neighborhood.

A majority of the Board finds that the purposes of zoning outlined by Mr. Murphy and Ms. Morrissey would not be advanced in connection with this Application and they do not support the relief sought by the Applicant. The Board agreed that the Applicant's proposal, as presented, presents substantial detriments to the public good.

The majority further finds that the proposed variance relief presents a substantial detriment to the zone plan and zoning ordinance and same outweighs the positive criteria put forth by the Applicant.

On Motion of Mr. Tenaglia and 2<sup>nd</sup> by Mrs. Daniels to approve preliminary and final major site plan approval, a D(1) use variance, and 'C' variance relief:

Patrick Davenport: no

Barbara Hunt: no

Brian Melchiorre: yes

Don Cabrera: abstain

Angela Daniels: yes

Pete Cava: yes

Bradley Vogdes: no

Vince Tenaglia: no

Don Cabrera leaves the meeting at 7:30pm.

**Application PB-22-16** for 204 E Primrose Road a/k/a blk 68.01 lots 17 & 18 in Zone R-2 owner HK NJ Ventures LLC; seeking "D" Variance relief for expansion of a non-conforming use; seeking "C" Variance relief for side yard setbacks, rear yard setbacks, max. building, deck and/or open porch coverage and minimum parking requirements.

The Applicant was represented by Andrew Catanese, Esquire of the law offices of Monzo Catanese DeLollis, P.C.

Mr. Catanese provided the Board with an overview of the application and reviewed the relief sought in connection with same.

The subject property is a 60' x 100' lot located in the Borough's R-2 zoning district and same is currently developed with a pre-existing, non-conforming six (6) unit multi-family dwelling.

Mr. Catanese advised the Board that interior renovations are currently underway in connection with validly issued construction permits obtained by the Applicant.

Mr. Catanese informed the Board that additional site modifications are proposed which necessitate a D(2) variance for the expansion of a non-conforming use as multi-family dwellings are not a permitted use in the zone.

The Applicant is proposing the following site modifications/renovations:

The existing structures located on site will be raised to meet current flood elevation requirements.

Existing stair landings and impervious coverage located in the side/rear yards will be removed.

New stairs and a landing are proposed to be constructed on the easterly side of the lot which extends to the side property line; The existing flat roof will be replaced with a hipped sloped roof. Outdoor shower enclosures are proposed; and Existing off-street parking spaces will be reconfigured to provide three (3) compliant off-street parking spaces which will meet applicable parking space dimensions.

Mr. Catanese confirmed that no additional residential units are proposed in connection with the anticipated renovations. He indicated that many of the existing non-conforming conditions will be reduced in connection with the Applicant's proposal.

Matthew Sprague, R.A with Matthew Sprague Design, LLC appeared before the Board on behalf of the Applicant. Mr. Sprague was accepted by the Board as an expert in the field of architecture, and he was placed under oath and testified from the proposed site and architectural plans, consisting of four (4) sheets, dated September 1, 2022, and revised December 14, 2022, which were received by the Board and which are incorporated herein as fact.

Mr. Sprague reviewed the existing site conditions for the benefit of the Board. The subject property is currently developed with a multi-family dwelling containing a total of six (6) residential units. The site is essentially developed with two (2) individual dwellings that are connected by a utility room. The front structure contains two (2) one (1) bedroom units on the ground floor and a three (3) bedroom unit on the second floor. The rear structure is developed with two (2) two (2) bedroom units and one (1) three (3) bedroom unit.

Mr. Sprague reviewed the proposed site conditions for the benefit of the Board, and he testified that the existing unit configurations will remain largely unchanged. He confirmed that no new units or additional bedrooms are proposed.

Mr. Sprague testified that the existing units will be renovated and individual kitchens, compact appliances, washers and dryers, and individual storage/closets will be provided within each unit.

Mr. Sprague further testified that the existing utility room which connects the two structures will be converted to additional storage space for each unit, and same will also house utilities.

Outdoor shower enclosures are also proposed to be constructed on site. The outdoor showers will be located on the eastern side of the property and same will be accessed through the proposed storage/utility room.

Mr. Sprague advised the Board that the existing structures do not meet current building, fire, or flood codes. He indicated that the renovated units will comply with applicable building and fire codes.

Mr. Sprague testified that the front building, specifically the ground floor units, are currently below the required design flood elevation, and the Applicant is proposing to raise the floor within the units to comply with the applicable base flood elevation. Flood vents are also proposed to be incorporated within the units to further mitigate against potential future flooding events.

Mr. Sprague distributed a revised site plan which was received by the Board and which was marked as **Exhibit A-1**. He also distributed a photograph of the existing site which was received by the Board and which was marked as **Exhibit A-2**.

Mr. Sprague informed the Board that raising the floor in the ground floor units of the front structure will leave ceiling heights of 7ft. He indicated that the existing second floor unit is in a state of disrepair and same will be fully renovated in connection with the Applicant's proposal.

He testified that complying with the required base flood elevation will reduce existing non-conformities.

Mr. Sprague noted that the Borough's Ordinance allows for the reconstruction of existing non-conforming uses/structures provided same are rebuilt in their existing footprints.

Mr. Sprague testified that the ridge of the roof of the front structure will be reduced in height.

In response to question posed by the Board, Mr. Sprague testified that the Applicant anticipates forming a condominium association to own/manage the subject property.

Mr. Sprague distributed a photograph depicting the existing off-street parking arrangement which was received by the Board and which was marked as **Exhibit A-3**.

Mr. Sprague testified that the existing off-street parking arrangement consists of vehicles parked in front of the building, horizontal to Primrose Road, which impacts safe access to the site.

The Applicant is proposing to eliminate the horizontal parking in front of the structure and three (3) compliant off-street parking spaces will be provided on site.

The existing horizontal parking area will be eliminated a 6.8' x 30' landscaping planter is proposed to be constructed in its place.

Mr. Sprague advised the Board that the eastern ground floor unit in the front structure will be afforded access via a proposed stair and landing which is not large enough to accommodate furniture and which maintains access to the rear of the subject property.

Mr. Sprague testified that a portion of existing concrete paving in the rear yard is proposed to be eliminated in order to reduce existing impervious coverage, and three (3) existing stairs/landings will be eliminated in order to provide adequate access to the side and rear yards.

Mr. Sprague advised the Board that the western ground floor unit in the front structure will be provided a small porch, accessed by proposed stairs which would result in an increase of approximately 50SF.

Mr. Sprague indicated that the second-floor unit will be accessed by an existing deck and the existing stairs will be replaced with switchback stairs to provide ingress/egress to the unit.

Mr. Sprague distributed a photograph of the existing second floor unit deck which was received by the Board and which was marked as **Exhibit A-4**. The existing deck will be rebuilt and expanded slightly in order to provide a small outdoor living area for the unit. The proposed deck will extend 4ft. into the middle of the property; however, same meets all required setbacks.

In response to a question posed by the Board, Mr. Sprague indicated that a trash enclosure is proposed on site and same will be located underneath the second-floor deck.

Mr. Sprague presented a color rendering of the proposed structure which was received by the Board and which was marked as **Exhibit A-5**.

Mr. Sprague highlighted the fact that the proposed structure will result in a significant aesthetic improvement of the site. He reviewed and confirmed the exterior materials proposed to be utilized during construction.

Mr. Sprague informed the Board that the elimination of the existing flat roof will provide a significant improvement to the site and a 5/12 pitched hipped roof is proposed which will allow for a more uniform design of the structure.

In response to a question posed by the Board, Mr. Sprague indicated that the ridge line of the proposed roof is 19ft. from the base flood elevation which is well below the maximum permitted building height.

Mr. Sprague further opined that several of the purposes of zoning, outlined within N.J.S.A. 40:55D-2, are advanced in connection with this application and support the relief sought by the Applicant as it:

Encourages municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

Secures safety from fire, flood, panic and other natural and man-made disasters;

Provides adequate light, air and open space; and

Promotes a desirable visual environment through creative development techniques and good civic design and arrangement.

Mr. Sprague testified that the Applicant is also experiencing a hardship due to the existing development of the site which presents practical difficulties in complying with the area and bulk requirements of the Borough's Ordinance.

Mr. Sprague opined that the application can be granted as there are no substantial detriments to the public good and the application does not substantially impair the intent and/or purpose of the zone plan or zoning ordinance.

Mr. Sprague distributed an aerial photograph depicting the neighborhood surrounding the subject property which was received by the Board and which was marked as **Exhibit A-6**.

Mr. Sprague advised the Board that the surrounding neighborhood is developed with single-family dwellings, duplexes, and multi-family dwellings consistent with what exists at the subject property.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated January 16, 2023 which was received by the Board and which is incorporated herein as fact. Will Hanson, P.E., a professional engineer and employee with Mr. DeBlasio's office, appeared at the meeting and reviewed said Report for the benefit of the Board. As a condition of approval, the Applicant will comply with any and all comments/conditions set forth within the Engineer's Report.

The Meeting was opened to the public for comment. No members of the public addressed the Board in connection with this application. Accordingly, the public portion of this application was closed.

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. Vogdes and 2<sup>nd</sup> by Mr. Tenaglia

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: absent

Angela Daniels: yes

Pete Cava: yes

Bradley Vogdes: yes

Vince Tenaglia: yes

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

During deliberations, the Board agreed that the Applicant identified several purposes of zoning which would be advanced in connection with this proposal, and the Board also agreed that the Applicant is experiencing a hardship which presents practical difficulties in complying with the requirements of the Ordinance.

Board Members commended the Applicant on the design of the structure and acknowledged that the off-street parking deficiency and need for variance relief is an issue, but they acknowledged the benefits and improvements associated with the rehabilitation and redevelopment of the existing site/structure. The Board also agreed that the site currently presents no compliant off-street parking whereas three (3) complaint off-street parking spaces are proposed to be added.

The Board finds that granting the proposed variance relief presents no substantial detriment the public good nor will it impair the intent or purpose of the zone plan and zoning ordinance.

On Motion of Mr. Vogdes and 2<sup>nd</sup> by Mrs. Hunt to approve D(2) variance and 'C' Variance:  
Patrick Davenport: yes                      Barbara Hunt: yes                      Brian Melchiorre: yes  
Don Cabrera: absent                      Angela Daniels: yes                      Pete Cava: yes  
Bradley Vogdes: yes                      Vince Tenaglia: yes

**RESOLUTIONS MEMORIALIZING BOARD ACTIONS:** None

**ADMINISTRATIVE RESOLUTIONS:** None

**OLD BUSINESS:** (Move all old business to next meeting)

Condo/Hotel Conversion  
Bike Connectivity Path  
Bulkheads

**NEW BUSINESS:** Review JIF information

**OPEN TO PUBLIC COMMENT:** No comments from public

**ANNOUNCEMENTS:** The next regularly scheduled meeting is 1 March, 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 9:50pm.

Pamela Riper  
Planning Board Secretary