BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 4 February 2026 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday February 4, 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: absent
Joe Franco: present	Toni Fuscellaro: present	Angela Daniels: absent
Fred Mettler: absent	Brian Stuart: present	Vince Tenaglia: absent
Bradley Vogdes: present	Jane Reynolds: present	Alexa Alverado: absent
Joe Viscomi: present		
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Jacob Wright: absent		

MINUTES:
Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 7 January 2026 and approve as distributed, Mr. Vodges second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Joe Franco: yes
Toni Fuscellaro: yes	Brian Stuart: abstain	Bradley Vogdes: yes
Jane Reynolds: yes	Joe Viscomi: yes	

APPLICATIONS:
None

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:
Resolution PB-26-01 approving **Application PB-25-13** for 7501 New Jersey Avenue a/k/a blk 111 lots 19 in Zone R-1A owner Patrick & Jennifer Davenport; seeking "C" Variances.
Ms. Hunt moved to approve, second by Ms. Reynolds:

Patrick Davenport: abstain	Barbara Hunt: yes	Joe Franco: yes
Toni Fuscellaro: yes	Brian Stuart: abstain	Bradley Vogdes: yes
Jane Reynolds: yes	Joe Viscomi: yes	

ADMINISTRATIVE RESOLUTIONS:
None

OLD BUSINESS:
None

NEW BUSINESS:
Ordinance 1477 – An Ordinance amending Chapter 85, Article XXIII "Affordable Housing Overlay Zone" of the general code of the Borough of Wildwood Crest to increase the affordable housing set aside.
Mr. Stuart moved to approve, second by Ms. Reynolds:

Patrick Davenport: yes	Barbara Hunt: yes	Joe Franco: abstain
Toni Fuscellaro: abstain	Brian Stuart: yes	Bradley Vogdes: yes
Jane Reynolds: yes	Joe Viscomi: yes	

OPEN TO PUBLIC COMMENT:
None

ANNOUNCEMENTS: The next regularly scheduled meeting 4 February, is canceled as there are no applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. Vogdes, second by Mr. Stuart and unanimous voice vote, the Chairman adjourned the meeting 5:20pm.

Pamela Riper
Planning Board Secretary