

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 6 March 2024 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday March 6, 2024, 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: absent
Don Cabrera: present	Joe Franco: present	Angela Daniels: present
Gerry D'Antonio: present	Fred Mettler: absent	Pete Cava: present
Brian Stuart: present	Vince Tenaglia: present	Bradley Vogdes: present
Jane Reynolds: present		
Board Secretary Pamela Riper: present		
Solicitor Rob Belasco: present:		
Engineer Will Hanson: present		

MINUTES:

Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 13 February 2024 and approve as distributed, Mr. Vodges second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Angela Daniels: yes
Don Cabrera: abstain	Joe Franco: abstain	Gerry D'Antonio: abstain
Pete Cava: yes	Brian Stuart: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: abstain	

APPLICATIONS:

Joe Franco, Don Cabrera, Angela Daniels & Brad Vogdes recuse themselves from meeting.

Application PB-23-17 for 5611 New Jersey Avenue a/k/a blk 12 lots 21, 22, 23.03 & 24.02 in Zone B-1 owner JC Management Service, Inc.; seeking "C" & "D" variances & preliminary site plan approval.

Cory Gilman, Esquire appeared on behalf of the Applicant, and he outlined the nature of the application and the relief sought in connection with same.

The subject property is located at 5611 New Jersey Avenue, a/k/a Block 12, Lots 21, 22, 23.02, & 24.02, in the Borough's B-1 zone.

The subject property is currently developed with an abandoned bank and associated drive-through.

The Applicant is proposing to demolish the existing improvements and construct a mixed-use structure consisting of two (2) ground-floor commercial units and four (4) residential units above.

In connection with this Application the Board received the following plans, which are incorporated herein as fact: Architectural Plans entitled, "Mixed Use Building, 5611 New Jersey Avenue, Wildwood Crest, New Jersey, Block 12, Lots 21, 22, 23.02, & 24.02," prepared by Atlantes Architects, dated December 14, 2023, last revised February 15, 2024.

A Site Plan entitled "5611 New Jersey Site Plan, Block 12, Lots 21, 22, 23.02, & 24.02, Borough of Wildwood Crest, New Jersey," prepared by Engineering Design Associates, P.A. dated October 17, 2023, last revised February 15, 2024.

Mr. Gilman advised the Board that the Plans were revised upon receipt of the Board Engineer's report to reduce the overall size of the development which in term eliminated and/or reduced the degree of variance relief required.

Mr. Gilman indicated that the proposed mixed-use development is consistent with the Borough's Ordinance and Master Plan which calls for the development of commercial uses with supportive residential uses.

Brian Newswanger, R.A., of Atlantes Architects appeared before the Board on behalf of the Applicant. Mr. Newswanger was accepted by the Board as an expert in the field of architecture, and he was placed under oath and testified from the proposed architectural plans.

Mr. Newswanger distributed a color rendering of the proposed mixed-use structure which was received by the Board, and which was marked as **Exhibit A-1**.

Mr. Newswanger reviewed the proposed floor plans for the benefit of the Board.

The ground floor consists of two commercial units consisting of 950SF and 975SF, respectively. Entrances to the commercial units are located off New Jersey beneath a portico share which is recessed to provide larger sidewalk areas in the event commercial tenants elect to provide outdoor seating. A secure storage area is provided in the rear yard for all four (4) of the proposed residential units. The storage spaces are proposed to be 6ft. x 8.5ft. in size.

Mr. Newswanger testified that signage is proposed above the commercial unit entrances.

The signs are 'hanging signs' which are not affixed to the façade of the structure, but which are attached to the bottom of the first-floor decks, and which are suspended above the entrances.

Mr. Newswanger indicated that a variance is required as only one sign is permitted whereas two are proposed.

Mr. Newswanger advised the Board that a 4ft. rear yard setback is proposed to provide adequate access behind the building, and to facilitate access to the storage areas for residential unit owners.

A parking lot containing a total of twelve (12) off-street parking spaces is located adjacent to the mixed-use structure.

Mr. Newswanger testified that landscaping is proposed along the north and east property lines to improve the aesthetics of the site.

Mr. Newswanger testified that a 10ft. setback is provided to Lavender Road which will allow the Applicant to incorporate additional landscaping on site.

Mr. Newswanger reviewed the floor plans for the four residential units located above the commercial units. The residential units were designed to be three-bedroom flats, which contain identical floor plans. A kitchen, living room, and dining space are located towards the front of the unit with access to a deck along the front façade overlooking New Jersey Avenue, and the bedrooms are located towards the rear portion of the units. The residential units contain approximately 1,100SF to 1,150SF.

Mr. Newswanger reviewed the proposed architectural elevations for the benefit of the Board.

He reviewed the exterior materials that the Applicant intends to utilize during construction, noting that the structure was designed using a traditional seashore architectural design.

Mr. Newswanger opined that the changing materials and modulation in the building create architectural interest which results in a desirable visual environment.

In response to a question posed by the Board, Mr. Newswanger testified that the building height is below the maximum permitted, less than 29ft.

Mr. Newswanger reviewed the development in the surrounding neighborhood. He indicated that there is a single-family dwelling located to the rear of the subject property that its views of New Jersey Avenue are obstructed by large pine tree.

As a condition of approval, the Applicant will prepare and record a Deed of Consolidation to consolidate the existing lots, subject to the review and approval of the Board Solicitor.

Board Members raised concerns about discrepancies in the location of bathrooms and whether there are in fact two commercial units proposed at this time as the original plans reflect something different than the plans presented to the Board.

In response to a question posed by the Board, Mr. Newswanger testified that the two commercial units could be consolidated if a tenant desired to rent out the entire space, but he confirmed that two commercial units are proposed. As a condition of approval, the Applicant will submit revised plans correctly depicting two commercial units and the location of proposed bathrooms.

Vincent Orlando, P.E., P.P., L.L.A., C.M.E., with Engineering Design Associates, P.A. appeared before the Board on behalf of the Applicant. Mr. Orlando was accepted by the Board as an expert in the fields of engineering and land planning and he was placed under oath and testified from the proposed site plan.

Mr. Orlando reviewed the existing and proposed site conditions for the benefit of the Board.

He confirmed that substantial landscaping is proposed along Lavender Road and along the North and East property lines to buffer neighboring properties and to create a desirable visual environment.

Mr. Orlando testified that a parking area is provided adjacent to the mixed-use structure which is accessed off New Jersey Avenue.

The parking area contains 24ft. wide drive aisles, and twelve 9ft. x 18ft. parking spaces whereas 14.4 parking spaces are required.

Mr. Orlando testified that a striped area is provided in the parking area to provide a trash enclosure and to facilitate K-turns for egress purposes.

Board Members raised concerns about the location of the trash enclosure and its proximity to neighboring residential properties.

Mr. Orlando indicated that the trash enclosure could be relocated to the eastern rear portion of the structure on the ground-floor adjacent to Lavender Road within the building. As a condition of approval, the Applicant will submit revised plans depicting the relocation of the trash enclosure to the eastern rear portion of the structure on the ground-floor adjacent to Lavender Road within the building.

The enclosure within the parking area would be eliminated.

Mr. Orlando testified that the Applicant would maintain and extend the striped area within the parking lot to provide a larger buffer and to provide a larger K-turn area. No sidewalk is provided between the parking area and the principal structure. Mr. Orlando testified that the goal was to minimize lot coverage and to maximize the parking area to facilitate as much landscaping on site as possible.

Mr. Orlando testified that a stormwater management system is provided on site to ensure that water is collected and does not impact neighboring properties.

Mr. Orlando advised the Board that four on-street parking spaces are also provided, and while these spaces cannot be counted per Borough Ordinance, he indicated that the RSIS standards would allow the Applicant to count them which would bring the number of provided parking spaces to 16.

Board Members took issue with this statement as the on-street parking spaces are not assigned exclusively to the subject property and can be used by any member of the public looking for a place to park.

Mr. Orlando reviewed the proposed lighting plan for the benefit of the Board. He indicated that lights will be shielded and will be more than adequate to service the site.

Mr. Orlando noted that New Jersey Avenue is a county road, and he acknowledged that the Applicant would provide the required site triangle easement to ensure safety to the Lavender Road intersection, and at the ingress/egress point to the parking area.

Mr. Orlando reviewed and confirmed the variance relief sought by the Applicant. He reviewed the waivers and provided justification in terms of why same are appropriate and should be granted by the Board.

Mr. Orlando testified that the Borough's 2022 Master Plan referenced a need to increase residential density to support existing and future commercial uses.

The proposed mixed-use structure is a permitted conditional use in the B-1 zone; however, the Applicant does not meet all required conditions necessitating a D(3) variance.

Mr. Orlando indicated that the conditions permit one residential unit per commercial use on the ground floor. In this case two commercial units are provided along with four residential units which is inconsistent with the underlying conditions.

Mr. Orlando opined that the subject property is particularly suited to accommodate the proposed mixed-use structure despite not meeting all applicable conditions. He argued that mixed-use structures are permitted in the B-1 zone, and the subject property is a large, oversized lot that can accommodate the number of proposed units, as adequate off-street parking is provided on site.

Mr. Orlando 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.
- Provides adequate light, air and open space.
- Ensures that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole.
- 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.
- Promotes a desirable visual environment through creative development techniques and good civic design and arrangement.
- 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.

Mr. Orlando further opined that the Applicant's proposal presents no substantial detriments to the public good nor does it in anyway impair the intent or purpose of the Borough's zone plan or zoning ordinance. He acknowledged that there are minor detriments associated with the Applicant's proposal, but they are not substantial which is the key test that the Board must apply.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated March 5, 2024, 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 noted the conditions outlined therein. As a condition of approval, the Applicant will comply with all comments/conditions set forth within the Engineer's Report.

Mr. Hanson confirmed the variance relief sought in connection with this Application.

Mr. Orlando indicated that site lighting should contain back shields to ensure light would spill onto neighboring properties.

The Meeting was opened to the public for comment. Eight (8) individuals addressed the Board in connection with this application, namely:

Angel Daniels, owner of the property located at 5701 New Jersey Avenue, appeared and she was placed under oath to testify before the Board. Ms. Daniels advised the Board that mixed-use buildings are vital to the success of the B-1 zone; however, she indicated that four residential units above two commercial units amounts to an overdevelopment of the site. She indicated that the Applicant should reduce the number of residential units to two. She indicated that parking is already problematic in the neighborhood, and the Applicant's proposal will exacerbate this issue. She indicated that the proposal is a substantial detriment to the public and the neighborhood.

Charles Ricci, owner of the property located at 102 E. Buttercup Road, appeared and he was placed under oath to testify before the Board. Mr. Ricci questioned the proposed landscape and parking buffers. He indicated that he was glad to hear that the trash enclosure was being relocated to an area within the building.

Kim Flamini, owner of the property located at 104 E. Lavender Road, appeared and she was placed under oath to testify before the Board. Ms. Flamini raised concerns about the number of residential units, and the viability of the commercial units. She expressed concerns about trash and the impact on parking in the surrounding neighborhood.

Greg Marra, owner of the property located at 110 E. Lavender Road, appeared and he was placed under oath to testify before the Board. Mr. Marra indicated that he opposed the Application. He expressed concerns about the notice he received. He argued that the proposal amounts to an overdevelopment of the site. He spent a significant amount of time discussing electrical wires and electrical service to the site. He echoed similar concerns to those raised by other members of the public.

Lauren Leithead, owner of the property located at 106 E. Buttercup Road, appeared and she was placed under oath to testify before the Board. Ms. Leithead indicated that she opposed the Application. She expressed concerns about the number of residential units, parking impacts, and regarding the lighting plan and the impact that the lights would have on the neighborhood.

Bethanne Smith, owner of the property located at 100 E. Buttercup Road, appeared and she was placed under oath to testify before the Board. Ms. Smith expressed concerns about the size of the structure, and the number of proposed residential units. She echoed concerns raised about parking.

Mark Schuma, owner of the property located at 108 E. Buttercup Road, appeared and he was placed under oath to testify before the Board. Mr. Schuma expressed concerns about the size of the structure, and the number of proposed residential units. He also echoed concerns raised about parking and contended that the proposal amounted to an overdevelopment of the site.

Sabatini Flamini, owner of the property located at 104 E. Lavender Road, appeared and he was placed under oath to testify before the Board. Mr. Flamini raised concerns about the number of residential units. He expressed concerns about trash and the impact on parking in the surrounding neighborhood.

No additional members of the public addressed the Board in connection with this application. Accordingly, the public portion of this application was closed.

In response to the public comments, Mr. Gilman was afforded the opportunity to respond.

The lighting plan submitted by the Applicant will be revised to relocate the two light poles in the parking area to a location which will ensure that no light spills on to neighboring properties. As a condition of approval, lights are to be on timers and will shut off at 11pm, except for building security lighting.

Mr. Gilman indicated that the trash enclosure has been relocated within the building to alleviate the public's concerns. He indicated that trash would be collected by a private hauler to ensure that it is collected as frequently as required.

Mr. Gilman noted that any pine trees on site can be removed; however, the Applicant would prefer to maximize landscaping and intends to preserve as much existing living vegetation as possible. As a condition of approval, the Applicant will meet with the Board Engineer to evaluate the ability to save/maintain any mature trees on site. The Applicant indicated that they would increase the fence height from 4ft. to 6ft. to provide a larger buffer to neighboring properties.

Mr. Gilman indicated that commercial uses will be limited to those uses which are permitted in the B-1 zone. 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. Tenaglia and 2nd by Mr. Cava:

Patrick Davenport: yes

Barbara Hunt: yes

Angela Daniels: abstain

Don Cabrera: abstain

Joe Franco: abstain

Gerry D'Antonio: yes

Pete Cava: yes

Brian Stuart: yes

Vince Tenaglia: yes

Bradley Vogdes: abstain

Jane Reynolds: yes

During deliberations, Board Members determined that the Applicant's proposal amounted to an overdevelopment of the site, and that the proposal to construct four residential units above two commercial units

when only two residential units are permitted presents substantial detriments to the zone plan and zoning ordinance.

The Board expressed concerns in regards to the lack of parking and the likelihood that the types of commercial uses would likely require significantly more parking as the parking analysis is subject to the type of use and the criteria set forth in the Ordinance.

Board Members took no issue with the proposed mixed-use structure, and they commended the Applicant on the design of the building; however, concerns about parking and the substantial deviation from the applicable conditions outweighed the benefits associated with the project.

The Board agreed that the purposes of zoning identified by Mr. Orlando would not be advanced in connection with this project.

The Board found that approving this application would not be in the best interests of the Borough, and that the proposed Application would in fact impair the intent and purpose of the Borough's zoning ordinance and its zone plan as there were substantial detriments to the public good, the zone, and the surrounding community.

On Motion of Mr. Tenaglia and 2nd by Ms. Hunt to approve:

Patrick Davenport: no

Barbara Hunt: no

Angela Daniels: abstain

Don Cabrera: abstain

Joe Franco: abstain

Gerry D'Antonio: no

Pete Cava: no

Brian Stuart: no

Vince Tenaglia: no

Bradley Vogdes: abstain

Jane Reynolds: no

Joe Franco, Angela Daniels & Brad Vogdes return to the meeting.

Application PB-24-01 for 124 W. Cardinal Road a/k/a blk 36 lot 37 in Zone R-2 owner Thomas & Kathleen Howard; seeking "C" variance.

John Amenhauser, Esquire appeared on behalf of the Applicant and he outlined the nature of the application and the relief sought in connection with same.

The subject property is located at 124 W. Cardinal Road, a/k/a Block 36, Lot 37, in the Borough's R-2 zone and it is currently developed with a single-family dwelling.

The subject property is an undersized 30ft. x 100ft. lot which contains several pre-existing non-conformities.

The Applicant is proposing to construct an addition to the rear of the existing dwelling consisting of a bedroom, bathroom, and laundry room.

In connection with this Application the Board received the following plans, which are incorporated herein as fact: A Site Plan entitled "Howard Residence Addition," prepared by Stephen J. Fenwick, R.A., P.P. of Fenwick Architects, consisting of two (2) sheets, dated January 3, 2024.

Mr. Amenhauser distributed an aerial photograph depicting the subject property and surrounding neighborhood which was received by the Board and which was marked as **Exhibit A-1**.

Mr. Amenhauser also distributed a photograph depicting a street view of the subject property which was received by the Board and which was marked as **Exhibit A-2**.

Thomas Howard, the Applicant and owner of the subject property, appeared and he was placed under oath to testify before the Board.

Mr. Howard advised the Board that he has owned the subject property since 2018 and he has primarily used same as a second home.

He indicated that he intends to retire in the near future and plans to move to the subject property on a full-time basis.

Mr. Howard testified that the existing structure contains 1,000SF and three (3) bedrooms.

Mr. Howard testified that the addition to the existing single-family dwelling is proposed to accommodate is 82-year-old mother-in-law who has been experiencing health issues.

He indicated that the home contains one (1) bathroom which is not handicap accessible, and which cannot accommodate the needs of his mother-in-law.

Mr. Howard advised the Board that his mother-in-law does not drive a motor vehicle so the additional bedroom will not exacerbate the lack off-street parking provided on site.

Stephen J. Fenwick, R.A., P.P. of Fenwick Architects appeared before the Board on behalf of the Applicant. Mr. Fenwick was accepted by the Board as an expert in the fields of land planning and architecture, and he was placed under oath and testified from the proposed site plan.

Mr. Fenwick reviewed the existing site conditions for the benefit of the Board.

He advised the Board that the single-family dwelling located on site was originally built in the 1920s, and there are pre-existing non-conforming conditions that exist which are primarily associated with the fact that the subject property is an undersized lot.

The Applicant originally sought a variance from the minimum design flood elevation; however, the Applicant withdrew this variance request at the beginning of the hearing.

Mr. Fenwick confirmed that the Application involves a proposal to construct a small addition to the rear of the existing dwelling.

Mr. Fenwick reviewed and confirmed the variance relief sought in connection with the Applicant's proposal.

Mr. Fenwick testified that existing and proposed lot coverage complies with the maximum permitted within the zone notwithstanding the fact that the subject property is an undersized lot.

Mr. Fenwick testified that the building coverage is approximately 290SF above what is permitted in the zone. He indicated that there is an existing concrete slab in the rear yard which, combined with the undersized lot, results in building coverage exceeding that which is permitted in the zone.

Mr. Fenwick testified that in addition to building coverage, the Borough permits a maximum combined deck and building coverage of 45% and the Applicant's proposal results in a combined coverage of 48.9%.

With respect to the increase in the dwelling floor area, Mr. Fenwick testified that the undersized lot has a significant impact on the permitted size of the addition.

He advised the Board that complying with the maximum 10% dwelling floor area increase would limit the Applicant to an addition of 87.1SF. He argued that the undersized lot and the fact that the site does not exceed maximum lot coverage justifies granting this variance.

With respect to the side yard setbacks, Mr. Fenwick informed the Board that the existing setbacks will be maintained; however, they are exacerbated by the addition.

Mr. Fenwick advised the Board that no modulation in the building walls currently exists, and it is not feasible to add same given the fact that the addition is located in the rear portion of the site.

He confirmed that the proposed addition complies with the minimum rear yard setback.

With respect to off-street parking, Mr. Fenwick testified that there is no off-street parking currently provided on site, and there is no location where same can be added.

Mr. Fenwick indicated that the addition of one (1) bedroom which will be utilized by an individual who does not own a vehicle will not have an impact on the parking situation.

Board Members expressed concerns about the future occupancy of the bedroom, and the fact that they have no control over occupancy once same is approved.

Board Members expressed concerns that no parking currently exists on site, and the Applicant's proposal results in an increase in the required number of off-street parking spaces required to be provided.

Mr. Fenwick 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:

Provides adequate light, air and open space;

Ensures that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole; and

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

Mr. Fenwick further opined that the Applicant's proposal presents no substantial detriments to the public good nor does it in anyway impair the intent or purpose of the Borough's zone plan or zoning ordinance.

Mr. Fenwick indicated that the existing dwelling and the proposed addition are consistent with the surrounding neighborhood.

In addition, Mr. Fenwick testified that the Board should also consider the requested variance relief under the C1 hardship standard, as the undersized lot presents practical difficulties which prevents the Applicant from complying with the area and bulk requirements of the zone.

In response to a question posed by the Board, Mr. Fenwick testified that there will be no increase in stormwater runoff as the site will be graded to ensure that all runoff is directed to the public right-of-way.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated February 15, 2024 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.

Mr. Hanson confirmed the variance relief sought in connection with this Application.

The Meeting was opened to the public for comment. One (1) individual addressed the Board in connection with this application, namely:

Michael Gericke, owner of the property located at 120 W. Cardinal Road, appeared and he was placed under oath to testify before the Board. Mr. Gericke advised the Board that he supports the Application. He indicated that he sees no issue with the proposed addition.

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. Stuart and 2nd by Mr. Cava:

Patrick Davenport: yes	Barbara Hunt: yes	Angela Daniels: yes
Don Cabrera: absent	Joe Franco: yes	Gerry D'Antonio: yes
Pete Cava: yes	Brian Stuart: yes	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: abstain	

During deliberations, Board Members determined that the Applicant's proposal amounted to an overdevelopment of the site, and that the proposed addition would in fact be detrimental to the zone plan and zoning ordinance.

The Board expressed concerns with the fact that there is currently no off-street parking provided on site, and the Applicant's proposal involves adding an additional bedroom which increases the off-street parking requirements of the site while no off-street parking is proposed.

The Board recognized that the Applicant's mother-in-law is the intended user of the additional bedroom and that she doesn't operate motor vehicle; however, the Board took issue with the potential future use of the bedroom and the fact that, regardless of whether the occupant operates a motor vehicle, the off-street parking requirements increase by virtue of the addition of a fourth bedroom.

Board Members raised additional concerns about the existing side yard setbacks and the fact that the proposed addition will in fact exacerbate this non-conforming condition to the detriment of the zoning ordinance and neighboring properties.

The Board agreed that the purposes of zoning identified by Mr. Fenwick would not be advanced in connection with this project.

The Board found that approving this application would not be in the best interests of the Borough, and that the proposed Application would in fact impair the intent and purpose of the Borough's zoning ordinance and its zone plan as there were substantial detriments to the public good, the zone, and the surrounding community.

On Motion of Mr. Tenaglia and 2nd by Mr. D'Antonio to approve:

Patrick Davenport: no	Barbara Hunt: no	Angela Daniels: no
Don Cabrera: absent	Joe Franco: yes	Gerry D'Antonio: yes
Pete Cava: yes	Brian Stuart: yes	Vince Tenaglia: no
Bradley Vogdes: no	Jane Reynolds: abstain	

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-24-03 for **Application PB-24-02** for 7606 Seaview Avenue a/k/a blk 105 lots 3 & 4 in Zone R-2 owner Gary and Theresa Calibey; seeking extension of minor subdivision approval for Resolution PB-23-12.

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

Patrick Davenport: yes	Barbara Hunt: yes	Angela Daniels: yes
Don Cabrera: absent	Joe Franco: abstain	Gerry D'Antonio: abstain
Pete Cava: yes	Brian Stuart: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: abstain	

Resolution PB-24-04 for **Application PB-23-14** for 6501 Ocean Avenue a/k/a blk 50.04 lots 3, 4, 7 & 8 in Zone M-1A owner Mahalo Wildwood Crest, LLC; seeking "C" variances, preliminary & final site plan approval.

Mr. Tenaglia moved to approve, second by Mr. Vogdes:

Patrick Davenport: yes	Barbara Hunt: yes	Angela Daniels: yes
Don Cabrera: absent	Joe Franco: abstain	Gerry D'Antonio: abstain
Pete Cava: yes	Brian Stuart: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: abstain	

ADMINISTRATIVE RESOLUTIONS:

None

OLD BUSINESS:

Bike Connectivity Path
Fence Ordinance

NEW BUSINESS:

Murals- Recommend to Commissioners banning Murals.

Mr. Cava moved to approve, second by Ms. Daniels:

Patrick Davenport: yes	Barbara Hunt: yes	Angela Daniels: yes
Don Cabrera: absent	Joe Franco: abstain	Gerry D'Antonio: yes

Pete Cava: yes
Bradley Vogdes: yes

Brian Stuart: yes
Jane Reynolds: yes

Vince Tenaglia: yes

ACMJIF- Rob Belasco reviews the Atlantic County Municipal Joint Insurance Fund Land Use Liability Packet

OPEN TO PUBLIC COMMENT:

Michael Gericke, owner of property located at 5501 Pacific – Thanks the board for volunteering, that said, he feels maybe it is time for some board members to step down. He feels there is no consistency with the board's decisions. Chairman & the Solicitor explain that each application is reviewed independently.

ANNOUNCEMENTS: The next regularly scheduled meeting is 3 April, there are no applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. D'Antonio, second by Mr. Cava and unanimous voice vote, the Chairman adjourned the meeting 9:35pm.

Pamela Riper
Planning Board Secretary