

**BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 6 August 2025 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday August 6, 2025, 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: absent	Joe Franco: present	Angela Daniels: present
Fred Mettler: present	Brian Stuart: present	Vince Tenaglia: absent
Bradley Vogdes: present	Jane Reynolds: absent	Alexa Alverado: present
Joe Viscomi: present		
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Jacob Wright: present		

MINUTES:

Mr. Mettler moved to dispense with the public reading of the executive session minutes of the meeting of 2 July 2025 and approve as distributed, Mr. Stuart second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Angela Daniels: yes	Fred Mettler: yes
Brian Stuart: yes	Bradley Vogdes: yes	Alexa Alverado: yes
Joe Viscomi: yes		

APPLICATIONS:

Ms. Hunt and Mr. Vodges recuse themselves from meeting.

Application PB-25-07 for 115 E. Miami Avenue a/k/a blk 115.02 lots 7.02 & 8 in Zone R-2 owner Seashore Island Investors, LLC; seeking Minor Subdivision & “C” Variance.

Applicant requests to table application to September 3, 2025 meeting with no additional notice required.

On Motion of Ms. Daniels and second by Mr. Stuart to table application:

Patrick Davenport: yes	Barbara Hunt: abstain	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: yes	Fred Mettler: yes
Brian Stuart: yes	Bradley Vogdes: abstain	Alexa Alverado: yes
Joe Viscomi: yes		

Ms. Hunt and Mr. Vodges return to meeting.

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-25-13 for **Application PB-25-05** for 117B E. Morning Glory Road a/k/a blk 2 lot 10 in Zone R-2 owner Kyle Morey; seeking “D” Variance.

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

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Angela Daniels: abstain	Fred Mettler: yes
Brian Stuart: yes	Bradley Vogdes: yes	Alexa Alverado: yes
Joe Viscomi: abstain		

ADMINISTRATIVE RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Revisions to Ordinance 85-69 Landscaping Prohibiting Artificial Grass

Board of Commissioners of the Borough of Wildwood Crest introduced Ordinance 1465 which proposed revisions to § 85-69 of the Borough Code, Landscaping in All Zones, to explicitly provide that artificial grass or turf is a prohibited landscaping material in all zoning districts. Pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, prior to the adoption of a development regulation, revision, or amendment thereto, the governing body is required to refer said regulation to the Planning Board for its review and comment in order to ensure that the proposed regulation, revision or amendment is consistent with the municipality's current Master Plan.

On Motion of Ms. Daniels and second by Mr. Melchiorre to approve:

Patrick Davenport: no

Barbara Hunt: no

Brian Melchiorre: yes

Joe Franco: abstain

Angela Daniels: yes

Fred Mettler: yes

Brian Stuart: no

Bradley Vogdes: yes

Alexa Alverado: no

Joe Viscomi: yes

OPEN TO PUBLIC COMMENT:

Michael Gericke, owner of property located at 5501 Pacific Avenue. Questions if there are different regulations for turf in residential vs. business zones.

Theresa Calibey explains the conflict they are having with recent ordinance change and new construction project they have underway. She questions if there is any way they could be grandfathered in for plans that were being drafted at the time of the ordinance change. Rob Belasco explains that if a formal application was submitted prior to the ordinance change, the plans would be grandfathered in.

ANNOUNCEMENTS: The next regularly scheduled meeting is 3 September, there are three applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Ms. Daniels second by Ms. Hunt and unanimous voice vote, the Chairman adjourned the meeting at 7:03pm.

Pamela Riper
Planning Board Secretary