

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 6 April 2022 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday April 6, 2022, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

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
Don Cabrera: present	Joe Franco absent	Angel Daniels: present
Gerry D'Antonio: present	Fred Mettler: present	Pete Cava: present
Bill Bumberrick: absent	Brian Stuart: present	Vince Tenaglia: absent
Brad Vogdes: absent		

Board Secretary Karen Duffy: present
Solicitor Rob Belasco: present
Engineer Joe Mohnack present

Mr. Mettler moved to dispense with the public reading of the minutes of the meeting of 03 March 2022 and approve as distributed, Ms. Daniels second, minutes approved as distributed

Patrick Davenport: yes	Brian Melchiorre: yes	Don Cabrera: yes
Angel Daniels: abstain	Gerry D'Antonio: yes	Fred Mettler: abstain
Pete Cava: abstain	Brian Stuart: abstain	

Two applications to be presented to the Board

Patrick Davenport recused from the meeting as he resides in the 200 ft notification area. Robert Belasco chairs the meeting.

PB 22-04-01 KH-NJ Ventures, LLC owner of property 400 E Louisville Avenue a/k/a blk 117.02 lot(s) 2 & 4.01 Zoning District M-1-B variance fee minor subdivision to create two conforming lots; variance for front yard setback and building height for both lots along with curb cut width for proposed lot B
Represented by Andrew Catanese,

Matt Sprague sworn in as architectural expert.

Exhibits A-1 Picture of proposed homes to be built A-2 Revised site plan Exhibit, A-3 Compilation of pictures that represent properties in the neighborhood A-4 picture of houses built on Louisville..

Summary – Variance free minor subdivision to create 2 conforming lots. 1 single family home to be built on each lot. 4 variances are being sought 1. Height to be an additional 3.4 feet over permitted 39 feet to max height of 42.4 feet for lots A & B 2. 2.5 front yard setback for open decks for lots A & B 3. Instead of permitted 20 ft curb cut on corner lot would like to have 2 separate curb cuts of 9 feet each for lot B. 4. Deck width for upper deck to span the width of the home where 60% is maximum for lots A & B 1 additional variance added on at meeting for lot depth for lot A, as 90 feet minimum depth is required, and Lot A has 82.31 feet depth. Depth requirement for the area from Denver to Atlanta reverts to R-2 requirements. Lot B conforms to the 90 feet requirement.

Public Comment

Sworn in

Patrick Davenport

2 properties within 200 feet

316 E Louisville and 415 E Louisville

Voiced concern over 2 curb cuts as there should be as much on-street parking space available close to the beach. Since this is a vacant property, would like to see built to ordinance.

Engineer's report presented by Joe Mohnack
Finding of Facts presented by Robert Belasco and accepted by the Board
Board deliberations – concerns with curb cuts and off-street parking so close to the beach and would like to see structure built to town ordinance as this is a vacant lot.
After board deliberations, applicant's attorney removed variances for front yard setback for lots A & B and 2 9 feet curb cuts for Lot B.

Subdivision and variance for lot depth of 82.31 for Lot A.
Motion to approve by Ms. Daniels 2nd motion by Mr. Mettler

Patrick Davenport: recused	Brian Melchiorre: yes	Don Cabrera: yes
Angel Daniels: yes	Gerry D'Antonio: yes	Fred Mettler: yes
Pete Cava: yes	Brian Stuart: yes	

Variance for Height of 42.4 and Deck to span the width of the house for Lot A
Motion to approve by Mr. Cava, 2nd motion by Mr. Stuart

Patrick Davenport: recused	Brian Melchiorre: yes	Don Cabrera: yes
Angel Daniels: yes	Gerry D'Antonio: yes	Fred Mettler: yes
Pete Cava: yes	Brian Stuart: yes	

Variance for Height of 42.4 and Deck to span the width of the house for Lot B
Motion to approve by Ms. Daniels, 2nd motion by Mr. Mettler

Patrick Davenport: recused	Brian Melchiorre: yes	Don Cabrera: yes
Angel Daniels: yes	Gerry D'Antonio: yes	Fred Mettler: yes
Pete Cava: yes	Brian Stuart: yes	

Mr. Davenport returns to meeting at 6:35
Mr. Cabrera leaves the meeting at 6:35

PB-22-04-02 T&C LLC owner of property 418 E Farragut Rd a/k/a blk 98.02 lot(s) 18,19,20,21 Zoning District M-1B seeking approval to construct 2 townhouse structures, 1 structure will have 5 units, 1 structure will have 4 units, variance "c" for contiguous raised curb. Represented by Jeffrey Barnes Brian Newswanger, Architect and Vincent Orlando, Planner sworn in and accepted as experts in their field

Mr. Newswanger presented layout and construction of the structures. Two structures to be built 1 5-unit 3 bedroom and 1 4-unit 3 bedroom on vacant lot. Structures are conforming. Noted during testimony that the distance between the buildings will be 8 ft, the plans state it is 7.68 and the top rear deck is for mechanical use. Revised plans will be required to be submitted. Mr. Orlando presented for variance sought for contiguous raised curb of 9% as 35% is required. There will be 2 possibly 3 off-street parking spaces via garage and driveway, with proposed contiguous curb cut 5 on street parking spaces will be provided. Plans submitted have been approved by CAFRA. Applicant agrees to comply with all comments and conditions listed on engineer's report and Affordable Housing requirements. Also revised plans will be submitted for 8 ft distance.

No Public Comment

Engineer's report presented by Joe Mohnack
Finding of Facts presented by Robert Belasco and accepted by the Board
Board Deliberations

Pleased with what is presented to be constructed on vacant lot.

Site Plan and Variance for contiguous curb cut approval

Motion to approve by Mr. D'Antonio, 2nd motion by Mr. Mettler

Patrick Davenport: yes	Brian Melchiorre: yes	Angel Daniels: yes
Gerry D'Antonio: yes	Fred Mettler: yes	Pete Cava: yes
Brian Stuart: yes		

No resolutions memorializing Board actions.

No administrative resolutions

Under Old Business

Mahalo still in the appellate division, will have to reapply to the board.

Sunset Lake – Dredging Committee met for the first time on March 3rd, over all introduction at meeting. The dredging committee is not a sub committee of the Planning Board. Mr. Mettler read an email from the Borough Administrator concerning the follow up meeting with Van Drew. Mr. Mettler stated more has been done in the past 6 months than in all previous years.

Master Plan – Committee met and is waiting for the update from the Planner Michelle Taylor. Hope to present at the May 4th meeting.

Condo/Hotel no discussion

NJ Residential Site Improvement Standards to be discussed after master plan approval

Under new business

DEP Training to be completed

One member of the public spoke

Melissa Roy

6505 Atlantic Ave

VIP Hotel

Concerned about master plan changes and view corridor.

Board chair encourages attendance at future meetings to voice concerns.

The next regularly scheduled meeting is 4 May, there are 0 applications to come before the board on that date.

On motion of Mr. D'Antonio, second by Mr. Davenport and unanimous voice vote, the Chairman adjourned the meeting at 7:43 p.m.

Karen Duffy

Planning Board Secretary