

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 1 October 2025 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday October 1, 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: absent
Fred Mettler: present	Brian Stuart: absent	Vince Tenaglia: present
Bradley Vogdes: absent	Jane Reynolds: present	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 3 September 2025 and approve as distributed, Mr. Tenaglia second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: abstain	Brian Melchiorre: yes
Joe Franco: yes	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: abstain	Alexa Alverado: yes	Joe Viscomi: yes

APPLICATIONS:

Application PB-25-10 for 7801 Seaview Avenue a/k/a blk 100.01 lots 13 & 14 in Zone R-2 owner KH NJ Ventures, LLC; seeking Minor Subdivision.

The Applicant was represented by Lyndsy Newcomb, Esquire.

The Subject Property is located at 7801 Seaview Avenue, a/k/a Block 100.01, Lots 13 and 14, in the R-2 Zoning District.

The Subject Property is an existing 112ft. x 100ft. corner lot that is currently developed with a single-family dwelling.

Ms. Newcomb advised the Board that the Applicant is proposing to demolish the existing single-family dwelling and to subdivide the existing lot to create two (2) fully conforming lots for the future development of single-family dwellings.

The proposed interior lot will measure 42ft. x 99.74ft. and the proposed corner lot will measure 48ft. x 107.74ft. Both lots fully conform to the area requirements of the R-2 zone.

John Halbruner, P.E., R.A. with The Hyland Group appeared on behalf of the Applicant. Mr. Halbruner was accepted by the Board as an expert in the fields of engineering and architecture, and he was sworn in to testify with respect to the proposed Minor Subdivision Plan, consisting of one (1) sheet dated August 21, 2025, which was received by the Board and is incorporated herein as fact.

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

Mr. Halbruner testified that the existing single-family dwelling located at the Subject Property will be demolished.

He confirmed that the Applicant is proposing to subdivide the existing lot to create a 42ft. x 99.74ft. lot and a 48ft. x 107.74f. lot.

Mr. Halbruner advised the Board that both of the proposed lots are oversized and fully conform to the R-2 area requirements.

Mr. Halbruner testified that the proposed lots have been oriented to ensure that they front onto the north-south street, in order to ensure conformity with § 85-92(H) of the Borough's Land Development Ordinance.

In response to a question posed by the Board, Mr. Halbruner indicated that there is no development proposed at this time.

He noted that the proposed single-family dwellings will comply with all applicable area and bulk requirements.

In light of the fact that the proposed lots comply with all applicable area requirements, this is a 'by-right' subdivision.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated September 25, 2025, which was received by the Board and is incorporated herein as fact. Jacob Wright, P.E., appeared at the meeting and reviewed the Report for the benefit of the Board, noting 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. Wright confirmed that the Applicant is proposing a by-right subdivision.

At the conclusion of the Applicant's presentation, 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. Tenaglia and second by Ms. Alverado:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: yes	Alexa Alverado: yes	Joe Viscomi: yes

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

During deliberations, members of the Board found that the Applicant had met the requirements of the Municipal Land Use Law and the Borough Ordinance for the proposed minor subdivision.

The Board further found that the proposed minor subdivision is a 'by-right' subdivision, as the proposed lots comply with all applicable area requirements of the R-2 Zone.

On Motion of Mr. Tenaglia and second by Ms. Alverado for approval of the subdivision:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: yes	Alexa Alverado: yes	Joe Viscomi: yes

Application PB-25-08 for 119 E. St. Louis Avenue a/k/a blk 166 lots 7 in Zone R-1A owner Norman and Gloria Stinger; seeking "C" Variances.

The Applicant was represented by John Amenhauser, Esquire.

Mr. Amenhauser outlined the nature of the application and the relief sought in connection with same.

In connection with this Application the Board received the following plans, which are incorporated herein as fact:

Variance and Architectural Plans entitled, "New Residence Norman & Gloria Stinger, 119 E. St. Louis Ave., Wildwood Crest, NJ," prepared by Arthur J. Sanfilippo, A.I.A., NCARB, LEED, AP of AJS Design, LLC, dated April 10, 2025, and last revised June 14, 2025.

The subject property is located at 119 E. St. Louis Avenue, a/k/a Block 166, Lot 7, in the Borough's R-1A zone.

The subject property is an existing 40ft. x 80ft. lot.

Mr. Amenhauser advised the Board that the Subject Property contains an existing foundation but is otherwise vacant.

He informed the Board that the Subject Property was previously developed with a single-family dwelling that was destroyed in a fire.

The Applicant is seeking approval to reconstruct the single-family dwelling in the footprint of the prior dwelling, with a slight expansion in the rear yard.

Mr. Amenhauser indicated that the expansion is associated with a proposed master bedroom and adds a mere 247 SF of additional habitable space.

He further indicated that the Applicant intends to reduce existing impervious coverage to offset the addition.

Norman Stinger, the Applicant and owner of the Subject Property, appeared and he was placed under oath to testify before the Board.

Mr. Stinger testified that he has owned the Subject Property since 2007.

He confirmed that the site contains the foundation of the former single-family dwelling.

Mr. Stinger testified that the fire in question took place on June 21, 2024, and contaminants from the fire necessitated that the structure be demolished.

Mr. Stinger testified that the prior dwelling contained three (3) bedrooms, and the proposed dwelling will also contain three (3) bedrooms.

He confirmed that the proposed addition is intended to increase the size of the master bedroom.

Arthur J. Sanfilippo, A.I.A., NCARB, LEED, AP of AJS Design, LLC, appeared on behalf of the Applicant.

Mr. Sanfilippo 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 plan.

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

He advised the Board that the Subject Property is a 3,200 SF parcel located in the middle of the 100 block of East St. Louis Avenue.

He confirmed that the former single-family dwelling contained 1,046 SF of habitable space with a 535 SF covered front porch.

Mr. Sanfilippo testified that the proposed single-family dwelling will consist of one story and will be largely in the same footprint as the prior dwelling.

Mr. Sanfilippo testified that the Applicant is proposing a side yard setback of 3.8ft. to the western property line where 5ft. is required. The eastern side yard setback exceeds the minimum requirement.

Mr. Sanfilippo further testified that there is a distance of approximately 13ft. between the western wall of the dwelling and the neighboring property as the neighboring property maintains a driveway adjacent to the Subject Property.

He confirmed that impervious coverage will be reduced from 92% to 65% through the incorporation of grass and additional plantings. As a condition of approval, the Applicant will comply with the front yard landscaping requirements set forth within § 85-69 of the Borough Code.

Mr. Sanfilippo testified that building coverage will slightly exceed what is permitted due to the proposed addition as 35% is permitted whereas 40.53% is proposed.

Mr. Sanfilippo opined that the former dwelling was small and not ideal for full-time residency. The proposed addition will allow the Applicants to enjoy a reasonably sized master bedroom.

Mr. Sanfilippo testified that the proposed addition is setback from the eastern property line and complies with the required 5ft. setback.

Mr. Sanfilippo 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:

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.

Moreover, he opined that the Applicant's proposal serves to preserve the character and aesthetics of the surrounding neighborhood.

Mr. Sanfilippo further opined that the Applicant's proposal presents no substantial detriments to the public good nor does it in any way impair the intent or purpose of the Borough's zone plan or zoning ordinance. In response to a question posed by the Board, Mr. Sanfilippo confirmed that a building wall modulation is also required.

He indicated that the size of the lot and dwelling limit the ability to modulate the building walls while also providing a functional living space.

He reiterated that the proposed dwelling is consistent with the design of the prior dwelling that was destroyed by fire.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer Report dated July 22, 2025 which was received by the Board and which is incorporated herein as fact.

Jacob Wright, P.E. 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 any and all comments/conditions set forth within the Engineer's Report.

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

He noted discrepancies in the zoning chart set forth on the Applicant's plans which require correction. As a condition of approval, the Applicant will submit revised plans which accurately reflect the required zoning regulations and proposed conditions.

In response to a question posed by Mr. Wright, the Applicant agreed to relocate HVAC mechanicals to the rear yard.

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 Ms. Hunt and second by Ms. Reynolds:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: yes	Alexa Alverado: yes	Joe Viscomi: yes

The Board accepted the findings of fact and thereafter opened the Application up for deliberation. During deliberations, Board Members commended the Applicant on designing a dwelling which was consistent with the surrounding neighborhood and which required minimal variance relief. Board Members expressed sympathy for the loss suffered by the Applicant in connection with the house fire.

Board Members agreed that the reduction in impervious coverage was a significant improvement to the site.

The Board agreed that the benefits associated with the Applicant's proposal outweighed any detriments. The Board found that the purposes of zoning identified by Mr. Sanfilippo would be advanced in connection with this proposal and supports granting the relief requested by the Applicant.

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

On Motion of Ms. Hunt and second by Ms. Reynolds for approval:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: yes	Alexa Alverado: yes	Joe Viscomi: yes

Application PB-25-09 for 8606 New Jersey Avenue a/k/a blk 147 lots 3, 4 & 5 in Zone B-1 owner Delfna, Inc.; seeking Minor Subdivision & "D" Variance.

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

The Subject Property is located at 8606 New Jersey Avenue, a/k/a Block 147, Lots 3, 4, & 5, in the Borough's B-1 zoning district.

In connection with this Application, the Board received the following plans, which are incorporated herein as fact:

Plans titled "Minor Subdivision Plan, 8606 New Jersey Avenue, Block 147, Lots 3, 4, 5, Borough of Wildwood Crest, Cape May County, New Jersey," prepared and signed by Gregory K. Schneider, P.L.S., P.E., of Kates Schneider Engineering, LLC, dated April 30, 2025.

Architectural Plans titled "Proposed Minor Subdivision Plan for Delfna, Inc., 8606 New Jersey Avenue, Wildwood Crest, NJ 08260, Block 147, Lots 3, 4, & 5," prepared and signed by Joseph Garramone, R.A., of Garramone Architects, LLC, dated May 15, 2025, and last revised September 6, 2025.

The Subject Property is currently developed with a one-story commercial structure doing business as the Fish Factory.

Mr. Amenhauser advised the Board that the Subject Property is split-zoned with the front portion located in the B-1 zone and the rear located in the R-2 zone.

He indicated that the Applicant is seeking approval to subdivide the property to create three (3) lots, two (2) of which will front on to New Jersey Avenue and the third will front on to Hollywood Avenue.

The lots proposed to front along New Jersey Avenue are located in the B-1 zone and require D(1) use variance relief to permit the development of single-family dwellings.

Mr. Amenhauser indicated that the proposed dwellings conform to all applicable bulk requirements; however, proposed lots 3.01 and 3.02 will require D(6) maximum building height variances and 'C' variance relief to permit 3 habitable stories.

Anthony Avellino, a member of Delfna, Inc., appeared and he was placed under oath to testify before the Board.

Mr. Avellino testified that he has been a partner in the Fish Factory since 2013.

He informed the Board that over the past several years the business has seen a steady decline in revenue and an increase in operating costs.

Mr. Avellino testified that the existing structure is old and is in need of repairs. He indicated that the financial performance of the business does not justify or support the financial investment necessary to rehabilitate the existing structure.

Mr. Avellino testified that the Subject Property is adjacent to the R-2 zone which consists of residential development. He indicated that there are only four (4) existing commercial properties in the surrounding neighborhood within the B-1 zone.

Mr. Avellino opined that the proposal to develop three (3) single-family dwellings is more in character with the surrounding neighborhood.

He made reference to the provisions outlined within the Borough's most recent Master Plan Reexamination Report which he contended supports the development of residential dwellings in the B-1 zone.

Nicole Delvescovo, a member of Delfna, Inc., appeared and she was placed under oath to testify before the Board.

Ms. Delvescovo reiterated the testimony presented by Mr. Avellino.

She indicated that the business has not recovered since the Covid-19 Pandemic and the demographics in the southern end of the Borough have changed over the years.

She testified that less people eat out as many visitors to the Borough are staying in short-term rental properties equipped with full kitchens.

Joseph Garramone, R.A. of Garramone Architects, LLC appeared before the Board on behalf of the Applicant. Mr. Garramone was accepted by the Board as an expert in the field of architecture, and he was placed under oath and testified before the Board.

Mr. Garramone reviewed the existing site conditions for the benefit of the Board, confirming that a one-story commercial structure is currently developed on site.

Mr. Garramone testified that the existing commercial building and all associated improvements located on site will be demolished.

He confirmed that the Applicant is proposing a three (3) lot minor subdivision in order to develop three (3) single-family dwellings.

He distributed a color rendering of the proposed single-family dwellings which was received by the Board and which was marked as **Exhibit A-1**.

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

He testified that all three (3) dwellings will consist of 3 habitable stories.

Mr. Garramone testified that the ground-floor area is proposed to consist of a garage and two (2) bedrooms; the first floor will contain living space and a master bedroom; and the proposed half-story will contain an attic/storage area and a fourth bedroom.

Mr. Garramone indicated that all three (3) dwellings will contain the same floor plan, consisting of 2,300 SF of habitable space.

Mr. Garramone advised the Board that the proposed dwellings were designed using the R-2 bulk regulations notwithstanding that the dwellings on proposed lots 3.01 and 3.02 are located in the B-1 zone. A discussion ensued between the Board and its professionals and the Applicant's professionals relative to the proposed half story.

The Board noted that a half story is defined as "a space under a sloping roof that has a line of intersection of the roof and wall face not more than one foot above the floor level and in which space the possible floor area with headroom of five feet or more is less than 33% of the total floor area of the story directly beneath."

The Board indicated that the proposed half story clearly exceeds 33% of the total floor area of the first floor, and would therefore constitute an additional story.

Mr. Garramone testified that he had conversations with the Borough's Zoning Office and was under the impression that the proposed half story met the applicable definition.

The Applicant acknowledged the need for a variance to permit three (3) stories with respect to the dwellings located on proposed lots 3.01 and 3.02.

Mr. Garramone discussed the proposed exterior materials to be utilized during construction. He indicated that the dwellings were designed to be consistent with traditional seashore architecture.

He confirmed that the dwellings include the required building wall modulation.

Mr. Garramone testified that the existing site contains depressed curb along the New Jersey and Hollywood Avenue frontages. On-street parking will be provided in connection with the proposed development.

Mr. Garramone further testified that a total of seven (7) on-street parking spaces will be created, five (5) along Hollywood Avenue and two (2) along New Jersey Avenue.

Mr. Garramone indicated that based upon the number of bedrooms proposed, a total of 2.5 off-street parking spaces is required per unit whereas the Applicant is proposing 2 off-street parking spaces. He indicated that the New Jersey Residential Site Improvement Standards allow the Board to disregard the fractional parking space required which would result in compliant off-street parking for each dwelling. He testified that 2 off-street parking spaces per dwelling is adequate considering that the proposed development will result in the creation of seven (7) new on-street parking spaces.

Mr. Garramone opined that the Applicant's proposal is more in character with the development in the surrounding neighborhood; however, he acknowledged that the residential properties in the surrounding neighborhood are in the R-2 zone and not the B-1 zone.

Paul Kates, P.E., P.P., of Kates Schneider Engineering, LLC, appeared on behalf of the Applicant, and he was placed under oath to testify before the Board. Mr. Kates was accepted by the Board as an expert in the fields of engineering and land planning.

Mr. Kates confirmed that the Subject Property is split-zoned and contains 120ft. of frontage along Hollywood Avenue and 80ft. of frontage along New Jersey Avenue.

He confirmed that the Applicant's proposal is to subdivide the property to create three (3) 40ft. x 80ft. lots containing 3,200SF each.

Mr. Kates further confirmed that the proposed dwellings conform to all applicable bulk regulations of the R-2 zone.

He noted that the proposed subdivision would amount to a by-right subdivision but for the proposal to develop single-family dwellings in the B-1 zone necessitating use variance relief.

Mr. Kates testified that the surrounding neighborhood is comprised of primarily residential structures. He reiterated that there is limited commercial development and that it is primarily limited to New Jersey Avenue.

Mr. Kates opined that the Subject Property, specifically lots 3.01 and 3.02, are particularly suited to accommodate residential dwellings as the proposal is consistent with the surrounding neighborhood.

He indicated that the dwellings proposed by the Applicant are in scale with neighboring dwellings.

Mr. Kates 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;

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;

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; and

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

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

Mr. Kates testified that the Applicant's proposal will also incorporate landscaping whereas the existing site contains 100% impervious coverage.

He acknowledged that the dwellings contain three (3) habitable stories and that the half stories in question do not conform to the definition contained within the Borough's Land Development Ordinance.

Mr. Kates testified that the B-1 zone in this area of the Borough has a limited number of businesses and he contended that residential development was more appropriate. He noted that the Borough targeted a portion of the northern B-1 zone for redevelopment but did not extend that redevelopment study to the southern portion of the B-1 zone.

The Board indicated that the referenced redevelopment plan in the northern portion of the B-1 zone was intended to serve as a litmus test to modifications that would be made to all areas of the B-1 zone, and the Board indicated that commercial development has started to take shape.

Board Members expressed concerns about the loss of commercial properties in the B-1 zone in general, and specifically in the southern B-1 zone. The Board expressed concerns that the loss of a commercial property is more or less permanent and would lead to the demise of the southern B-1 zone.

In response to a question posed by the Board, Mr. Avellino indicated that the Subject Property has not been listed for sale, and alternate business uses have not been explored.

A discussion ensued about off-street parking and the need for 2.5 parking spaces per dwelling.

Mr. Kates testified that the plans can be modified to provide two (2) parking spaces within the driveway and one in the garage for proposed lots 3.01 and 3.03, and he indicated that a second curb cut could be installed at the corner lot, proposed lot 3.02, to provide a third parking space.

Mr. Kates indicated that the second curb cut for lot 3.02 would eliminate one (1) on-street parking space; however, six (6) on-street parking spaces would still be created.

Mr. Garramone testified that the proposed half-story associated with lot 3.03 would be modified to conform to the requirements of the Ordinance; however, he indicated that variance relief would still be required for proposed lots 3.01 and 3.02 located in the B-1 zone.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated September 30, 2025, which was received by the Board, and which is incorporated herein as fact.

Jacob Wright, P.E. 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 any and all comments/conditions set forth within the Engineer's Report.

Mr. Wright confirmed the variances relief requested by the Applicant.

As a condition of approval, the Applicant must confirm the new property addresses and lot numbers with the Borough Tax Assessor and reflect same on a revised plan of minor subdivision.

As a condition of approval, the Applicant will be required to pay a tax map maintenance fee of \$100.00 per lot.

At the conclusion of the Applicant's presentation, the Meeting was opened to the public for comment.

Two (2) members of the public addressed the Board in connection with this Application, namely:

Anna Maria Biaocchi, owner of the property located at 8602 New Jersey Avenue, appeared and she was placed under oath to testify before the Board. Ms. Biaocchi raised concerns about the setbacks of the structures. She was advised that the buildings meet all required setbacks. She raised additional concerns regarding the location of fence adjacent to her property.

James O'Brien, owner of the property located at 104 W. Hollywood Avenue, appeared and he was placed under oath to testify before the Board. Mr. O'Brien advised the Board that he supports the Applicant's proposal.

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. Tenaglia and second by Ms. Reynolds:

Patrick Davenport: yes	Barbara Hunt: abstain	Brian Melchiorre: yes
Joe Franco: abstain	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: yes	Alexa Alverado: yes	Joe Viscomi: yes

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

During deliberations, Board Members expressed significant concerns regarding the development of residential dwellings. Board Members agreed that the loss of a commercial property would be a detriment to the zone.

Board Members raised concerns that the approval of a use variance would likely lead to other existing commercial properties seeking similar relief to convert their properties to residential, which would be detrimental to the zone.

Board Members agreed that the B-1 zone is oriented towards commercial uses and it should be maintained as such.

Board Members further agreed that the Applicant's proposal presents substantial detriments to the B-1 zone plan.

On Motion of Mr. Tenaglia and second by Ms. Reynolds for approval:

Patrick Davenport: no	Barbara Hunt: abstain	Brian Melchiorre: no
Joe Franco: abstain	Fred Mettler: no	Vince Tenaglia: no
Jane Reynolds: no	Alexa Alverado: no	Joe Viscomi: no

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-25-15 denying **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.

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

Patrick Davenport: yes	Barbara Hunt: absent	Brian Melchiorre: yes
Joe Franco: absent	Fred Mettler: yes	Vince Tenaglia: yes
Jane Reynolds: abstain	Alexa Alverado: yes	Joe Viscomi: yes

ADMINISTRATIVE RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

OPEN TO PUBLIC COMMENT:

David McWilliams, owner of property located at 8107 New Jersey Avenue. Thanks the board for all their hard work. Appreciates them looking at lot sizes. Ask for clarification on an older application and lot size/confirming lots.

ANNOUNCEMENTS: The next regularly scheduled meeting is 5 November, there are no applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. Melchiorre second by Mr. Tenaglia and unanimous voice vote, the Chairman adjourned the meeting at 7:17pm.

Pamela Riper
Planning Board Secretary