

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

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday November 5, 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: present	Joe Franco: present	Angela Daniels: absent
Fred Mettler: absent	Brian Stuart: present	Vince Tenaglia: present
Bradley Vogdes: present	Jane Reynolds: present	Alexa Alverado: absent
Joe Viscomi: present		
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Jacob Wright: present		

MINUTES:

Mr. Tenaglia moved to dispense with the public reading of the executive session minutes of the meeting of 1 October 2025 and approve as distributed, Ms. Reynolds second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: yes	Brian Stuart: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes
Joe Viscomi: yes		

APPLICATIONS:

4. APPLICATIONS:

Application PB-25-12 for 417 E. Monterey Avenue a/k/a blk 118.02 lots 15.02 & 17.01 in Zone R-2 owner KH NJ Ventures, LLC; seeking "C" Variance.
Failure to send notice. Postponed.

Application PB-25-11 for 312 E. Monterey Avenue a/k/a blk 125.01 lots 1.01 & 2.01 in Zone R-2 owner Sherri Altman; seeking "C" Variance.

The Applicant was represented by Frank Corrado, Esquire.

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

The subject property is located at 312 E. Monterey Avenue, a/k/a Block 125.01, Lots 1.01 and 2.01, in the Borough's R-2 zone.

The subject property is developed with a single-family dwelling that was recently constructed by the Applicant.

Mr. Corrado advised the Board that the Subject Property is located in the AE Flood Zone, and due to its configuration, a base flood elevation of 9ft. applies to a portion of the property and a base flood elevation of 10ft. applies to the remainder of the site.

Mr. Corrado indicated that the Subject Property is required to conform to the 10ft. based flood elevation due to applicable FEMA flood regulations which necessitate compliance to the higher flood standards impacting a property.

He noted that Borough Ordinance § 36-2.3 requires that dwellings be constructed at the applicable base flood elevation and incorporate two (2) additional feet of freeboard.

Mr. Corrado stated that the State of New Jersey and FEMA flood regulations only necessitate one additional foot of freeboard, and the structure meets this minimum standard.

The Borough is permitted to increase the amount of required freeboard for floodproofing purposes and to increase its Community Rating with the National Flood Insurance Program which affects flood insurance rates for members of the public.

Mr. Corrado opined that the relief sought from the minimum local design flood elevation is minimal and would not impact the Borough's rating or the flood premium discounts afforded to members of the public as the structure meets the minimum state and federal standards.

In response to a question posed by the Board, Mr. Corrado stated that the existing single-family dwelling was recently constructed and confusion associated with the fact that the Subject Property has two applicable base flood elevations resulted in the structure being built below the Borough's minimum local design flood elevation. It was not intentional.

Vincent Orlando, P.E., P.P., C.M.E., L.L.A. with Engineering Design Associates, P.A., appeared 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 in support of the variance relief requested by the Applicant.

Mr. Orlando reviewed a copy of the property survey and he noted the varying flood elevations impacting the property.

He confirmed that the property is located in both the AE9' flood zone, which establishes a base flood elevation of 9ft., and the AE10' flood zone, which establishes a base flood elevation of 10ft.

Mr. Orlando testified that FEMA requires 1ft. of freeboard above the base flood elevation which the existing single-family dwelling conforms with.

He further testified, and confirmed, that the Borough requires 2ft. of freeboard above the base flood elevation which a portion of the dwelling does not meet due to the split flood zone.

Mr. Orlando testified that the existing dwelling is constructed at a design flood elevation of 11.1ft. whereas 12ft. would be required as the dwelling is required to conform to the more restrictive flood standard.

Mr. Orlando opined that the requested relief will not negatively impact the Borough's Community Rating or its classification in the National Flood Insurance Program as the minimum FEMA standards are met.

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; and Secures safety from fire, flood, panic and other natural and man-made disasters; Moreover, he opined that the Applicant's proposal serves to preserve the character and aesthetics of the surrounding neighborhood.

Mr. Orlando 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. Orlando testified that the properties located to the west of the Subject Property are located in the AE9' flood zone and the properties to the east are in the AE10' flood zone.

He indicated that the Subject Property is not impacted by flooding.

In response to a question posed by the Board, Mr. Orlando confirmed that the existing design flood elevation resulted from the contractor's misunderstanding of the need to comply with the higher base flood zone requirement given the fact that the Subject Property is located in two flood zones.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated October 28, 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 relief sought in connection with this application.

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 Mr. Stuart:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: yes	Brian Stuart: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: 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. The Board concludes that the condition affecting the Subject Property constitutes a unique and exceptional situation creating practical difficulties in strict compliance with the Borough's local design flood-elevation requirement. This satisfies the statutory criteria for "C" variance relief pursuant to N.J.S.A. 40:55D-70(c)(1).

The Board further concludes that granting the requested relief will advance several of the purposes of zoning identified in N.J.S.A. 40:55D-2, including promoting the public health, safety, and general welfare, and securing safety from flood and other natural hazards. The Board finds credible the testimony that the structure remains compliant with State and FEMA minimum standards, thereby maintaining essential flood-protection measures.

The Board finds that the benefits of permitting the existing dwelling to remain at its current design elevation substantially outweigh any detriment associated with the deviation from the Borough's enhanced freeboard requirement.

Accordingly, the Board concludes that the Applicant has also satisfied the criteria for a C(2) variance, as the variance will result in a development outcome that is consistent with surrounding properties and preserves the neighborhood's character.

The Board concludes that granting the requested relief will not cause any substantial detriment to the public good. The requested variance does not introduce any condition that would impair flood safety, disrupt neighboring properties, or negatively impact the Borough's Community Rating System classification.

The Board further concludes that granting the relief will not substantially impair the intent or purpose of the Borough's zone plan or zoning ordinance. The enhanced freeboard standard remains intact and continues to apply prospectively, and the circumstances presented in this case are sufficiently unique to warrant relief without undermining the general regulatory framework.

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

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: yes	Brian Stuart: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes
Joe Viscomi: abstain		

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-25-16 approving **Application PB-25-10** 7801 Seaview Avenue a/k/a blk 100.01 lots 13 & 14 in Zone M-1B owner KH NJ Ventures, LLC; seeking Minor Subdivision.

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

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: abstain	Joe Franco: yes	Brian Stuart: abstain
Vince Tenaglia: yes	Bradley Vogdes: abstain	Jane Reynolds: yes
Joe Viscomi: yes		

Resolution PB-25-17 approving **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.

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

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: abstain	Joe Franco: yes	Brian Stuart: abstain
Vince Tenaglia: yes	Bradley Vogdes: abstain	Jane Reynolds: yes
Joe Viscomi: yes		

Resolution PB-25-18 denying **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.

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

Patrick Davenport: yes	Barbara Hunt: abstain	Brian Melchiorre: yes
Don Cabrera: abstain	Joe Franco: abstain	Brian Stuart: abstain
Vince Tenaglia: yes	Bradley Vogdes: abstain	Jane Reynolds: yes
Joe Viscomi: yes		

ADMINISTRATIVE RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

OPEN TO PUBLIC COMMENT:

None

ANNOUNCEMENTS: The next regularly scheduled meeting is 3 December, there is one application scheduled at this time to go before the board on that date.

ADJOURN: On motion of Ms. Hunt second by Mr. Stuart and unanimous voice vote, the Chairman adjourned the meeting at 5:30pm.

Pamela Riper
Planning Board Secretary