

**THE BOROUGH OF WILDWOOD CREST
PLANNING BOARD
MEETING AGENDA 21 FEBRUARY 2023 5:00 P.M.**

WILDWOOD CREST BOROUGH HALL, 6101 Pacific Ave., Wildwood Crest

1. CALL TO ORDER: Pledge of allegiance. Announce emergency exits.

OPENING: In compliance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the notice requirements have been satisfied as to the time, place, and date of holding this meeting by posting notice on the Bulletin Board in the Wildwood Crest Municipal Building and by publishing same in the Cape May County Herald and/or in the Atlantic City Press. If any member has reason to believe that this meeting is being held in violation of the Open Public Meetings Act of 1975, they shall so state at this time.

This meeting is being recorded. Under certain circumstances a transcript of these proceedings may be required, therefore, please speak clearly and one at a time. Please silence cell phones.

2. ROLL CALL: Secretary takes member roll call, verification of Board quorum and voting membership.

3. MINUTES: Minutes of the meeting of 1 February 2023 were distributed for review and approval or correction.

4. APPLICATIONS:

Application PB-22-12 for 7202 Seaview Avenue a/k/a blk 101 lots 2, 4, 6, 8, 10, 12.02, 20, 22, 24 in Zone R-2 owner Gem Crest Condos; seeking "D" Variance relief for expansion of non-conforming use; seeking "C" Variance relief for side yard setback, rear yard setback, minimum habitable floor area, modulation of building walls, minimum roof pitch, front yard landscaping, minimum amount of raised curb, minimum parking spaces, minimum parking space size, shared parking setback from swelling units, maximum building height shall be two stories

Application PB-22-16 for 204 E Primrose Road a/k/a blk 68.01 lots 17 & 18 in Zone R-2 owner HK NJ Ventures LLC; seeking "D" Variance relief for expansion of a non-conforming use; seeking "C" Variance relief for side yard setbacks, rear yard setbacks, max. building, deck and/or open porch coverage and minimum parking requirements.

5. RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-23-2 for Application PB- 22-14 for 101 West Myrtle Road a/k/a blk 75 lots 1.01, 2.01, 3.01 & 7.01 in Zone R-2 owner Tom & Lisa Tipping; seeking "C" Variance relief for maximum deck frontage and no modulation of the walls at the ground level on the Eastern face of the dwelling.

Resolution PB-23-3 for Application PB-22-13 for 7201 Ocean Avenue a/k/a blk 94.03 lots 1, 2, 3, 4, 5.01, 6, 8, 10, 12, 14 & 16 in Zone M-1A owner Madison Wildwood Crest RE, LLC; seeking "C" Variance relief for Front Yard Setback 30ft (to Rambler), Front Yard Setback 20ft (to Ocean Ave), Rear Yard Setback 8ft, Maximum Lot Coverage 80%, Minimum Parking 135 spaces is required, Back Out Parking Prohibited on Ocean Avenue, Parking Space Setback to Dwelling 10ft, Tandem Parking is not permitted, Landscaping Buffer Around Parking Lot required, Modular Parking Bays a single row of parking shall be no more than 10 spaces in length, Minimum Parking Space Size 9'x18' required, Free Standing Sign Setback 10ft required; Front Yard Landscaping Max. Impervious Coverage 50%, Front Yard Landscaping Min. Planting/Mulching 30%, Swimming pools prohibited in front yards.

6. ADMINISTRATIVE RESOLUTIONS:

7. OLD BUSINESS:

Condo/Hotel Conversion
Bike Connectivity Path
Bulkheads

8. NEW BUSINESS:

Land Use Training Certificate

9. OPEN TO PUBLIC COMMENT:

10. ANNOUNCEMENTS: The next regular meeting is scheduled 1 March at 5 p.m. At this time there are two applications to go before the board on that date.

11. ADJOURN.