

**BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 7 January 2026 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday January 7, 2026, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

**CALL TO ORDER:**

Solicitor Robert Belasco 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
Joe Franco: present	Toni Fuscellaro: present	Angela Daniels: present
Fred Mettler: absent	Brian Stuart: absent	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		

**This was the annual reorganization meeting.**  
**Affirmation and swearing in of planning board members.**

**The Solicitor presided for the election of Officers:**

On nomination of Mr. Vodges, second by Mr. Melchiorre and unanimous roll call vote Patrick Davenport was elected chairman for the 2026 calendar year.

Chairman Mr. Davenport takes over the meeting.

On nomination of Ms. Reynolds, second by Ms. Daniels and unanimous roll call vote. Barbara Hunt was elected vice-chairman for the 2026 calendar year.

Resolution PB-A-26-01 was memorialized reflecting election of Officers for the 2026 Calendar Year.

On nomination of Ms. Hunt, second by Ms. Daniels and unanimous roll call vote, Pamela Riper was appointed secretary for the 2026 calendar year; memorialized as Resolution PB-A-26-02.

On nomination by Mr. Vogdes, second by Ms. Daniels and unanimous roll call vote, Robert T. Belasco, Esq. was appointed solicitor for the 2026 calendar year; memorialized as resolution PB-A-26-03.

On nomination of Ms. Hunt, second by Mr. Vodges and unanimous roll call vote, Marc DeBlasio of DeBlasio & Associates was appointed board engineer for the 2026 calendar year; memorialized as Resolution PB-A-26-04.

On nomination of Ms. Hunt, second by Mr. Tenaglia and unanimous roll call vote planners Taylor Design Group were appointed board planners for the 2026 calendar year; memorialized as Resolution PB-A-26-05.

On nomination of Mr. Tenaglia, second by Ms. Daniels, and unanimous roll call vote, memorializing dates, places, and publication of meetings for the 2026 calendar year was memorialized by acclamation and memorialized as Resolution PB-A-26-06.

**MINUTES:**

Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 4 December 2024 and approve as distributed, Mr. Vodges second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Toni Fuscellaro: abstain	Angela Daniels: yes
Vince Tenaglia: abstain	Bradley Vogdes: yes	Jane Reynolds: yes
Joe Viscomi: yes		

Mr. Davenport recuses himself from meeting.

**APPLICATIONS:**

**Application PB-25-13** for 7501 New Jersey Avenue a/k/a blk 111 lots 19 in Zone R-1A owner Patrick & Jennifer Davenport; seeking "C" Variances.

The Applicant, Patrick Davenport, was self-represented in connection with this Applicant.

The subject property is located at 7501 New Jersey Avenue, a/k/a Block 111, Lot 19, in the Borough's R-1A zoning district.

Mr. Davenport advised the Board that the Subject Property is developed with a single-family dwelling that is occupied by his family.

He advised the Board that he is seeking variance relief in order to install an inground swimming pool in the side yard of the property.

Mr. Davenport testified that he is requesting two variances to permit the installation of the pool as the pool is located 5ft. from the side yard property line whereas a setback of 6ft. is required, and he is proposing a 4ft. fence along the front property line whereas a maximum fence height of 3ft. is permitted.

Mr. Davenport distributed a photograph of the existing site and the location of the proposed pool which was received by the Board and marked as **Exhibit A-1**.

Mr. Davenport testified that the proposed fence is a white, semi-private, picket fence and he intends to incorporate landscaping in front of the fence to enhance the overall aesthetics of the site.

Mr. Davenport distributed a photograph of the proposed fence which was received by the Board and which was marked as **Exhibit A-2**.

Mr. Davenport advised the Board that the design of the existing single-family dwelling contains bump-outs in the façade which impacts the design and location of the inground swimming pool necessitating minor variance relief.

Mr. Davenport opined that the requested variances present no substantial detriments to the public good nor will they impair the intent or purpose of the zone plan or zoning ordinance.

In response to a question posed by the Board regarding increasing the proposed front yard fence height for privacy purposes, Mr. Davenport indicated that he would prefer to maintain the proposed 4ft. fence and utilize landscaping to enhance privacy as it will enhance the overall aesthetics of the site and streetscape.

Mr. Davenport testified that the proposed inground swimming pool is a Gunite pool.

In response to a question posed by the Board, Mr. Davenport acknowledged that the dimensions of the pool could be reduced to comply with the required setback; however, he contended that complying would reduce the overall size of the pool.

He further testified that he believed that the requested variances were minor and had no impact on any neighboring properties.

Moreover, he represented that he communicated with his neighbors who have all indicated that they have no objection to the location of the proposed pool.

Mr. Davenport indicated that the depth of the pool will be a maximum of 5ft.

He indicated that a proposed spa will be a maximum of 10ft. x 10ft.; however, it may end up being smaller in size when constructed.

Mr. Davenport advised the Board that the pool equipment will be located behind the existing single-family dwelling in the eastern portion of the site.

Mr. Davenport testified that 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; and

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

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated December 16, 2025, which was received by the Board, and which is incorporated herein as fact.

Jacob Wright, P.E., a professional engineer, and employee with Mr. DeBlasio's office, appeared at the meeting and reviewed said Report for the benefit of the Board. As a condition of approval, the Applicant will comply with all comments/conditions set forth within the Engineer's Report.

Mr. Wright reviewed the content of the Review Memorandum for the benefit of the Board and he confirmed the variances that are required in connection with the Applicant's proposal.

Mr. Wright advised the Board that § 85-81(A)(6) requires all accessory buildings to be located 6ft. from all property lines when installing a pool.

He referenced the existing detached garage and the fact that it provides a 3.9ft. setback to the property line.

Mr. Wright indicated that the garage is a pre-existing nonconforming structure; however, he recommended that the Board consider granting a variance for the existing nonconforming accessory side yard setback to eliminate any inconsistency with the referenced ordinance section.

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
Joe Franco: yes	Toni Fuscellaro: abstain	Angela Daniels: yes
Vince Tenaglia: abstain	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, 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 the Applicant would be advanced in connection with this proposal and support granting the requested relief.

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

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

Patrick Davenport: abstain	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Toni Fuscellaro: yes	Angela Daniels: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes
Joe Viscomi: yes		

Mr. Davenport returns to meeting.

**RESOLUTIONS MEMORIALIZING BOARD ACTIONS:**

**Resolution PB-25-20** denying **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.

Ms. Hunt moved to approve, second by Ms. Daniels:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Toni Fuscellaro: abstain	Angela Daniels: yes
Vince Tenaglia: abstain	Bradley Vogdes: yes	Jane Reynolds: yes
Joe Viscomi: yes		

**ADMINISTRATIVE RESOLUTIONS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Potential increase in maximum residential building height.

**OPEN TO PUBLIC COMMENT:**

None

**ANNOUNCEMENTS:** The next regularly scheduled meeting is 4 February, there are no applications scheduled at this time to go before the board on that date.

**ADJOURN:** On motion of Ms. Hunt, second by Mr. Tenaglia and unanimous voice vote, the Chairman adjourned the meeting 5:58pm.

Pamela Riper  
Planning Board Secretary