

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 2 November 2022 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday November 2, 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: absent	Joe Franco present	Angela Daniels: absent
Gerry D'Antonio: present	Fred Mettler: absent	Pete Cava: present
William Bumbernick: absent	Brian Stuart: present	Vince Tenaglia: absent
Bradley Vogdes: absent		
Board Secretary Pamela Riper: present		
Solicitor Rob Belasco: present		
Engineer Joe Mohnack: present		

Minutes:

Mr. D'Antonio moved to dispense with the public reading of the minutes of the meeting of 5 October 2022 and approve as distributed, Mr. Cava second, minutes approved as distributed

Patrick Davenport: yes	Gerry D'Antonio: yes
Brian Melchiorre: yes	Pete Cava: yes
Joe Franco: yes	Brian Stewart: abstain

No Applications to be presented to the Board

Resolutions memorializing Board actions:

Resolution PB-22-13 approving Application PB-22-06 for 7700 Atlantic Avenue a/k/a blk 99.01 lot 1.02 & 2.02 Zone R-2 owner JJU Properties, LLC seeks minor subdivision approval to subdivide an existing irregularly shaped lot to create a 40ft. x 98.7ft. lot and a 44.24ft. x 106.7ft. lot.

Mr. Cava moved to approve, second by Mr. D'Antonio;

Patrick Davenport: yes	Gerry D'Antonio: yes
Brian Melchiorre: yes	Pete Cava: yes
Joe Franco: yes	Brian Stewart: abstain

Resolution PB-22-14 approving Application PB-22-07 for 6310 Park Boulevard aka block 45 lot 1 & 2.01 Zone R-2 owner Michael and Joy DiAntonio seek C Variance relief relation to maximum number of curb cuts, and minimum setback of curb cut to intersecting street, in order to install a second curb along Park Blvd. to provide another means of ingress and egress to an existing driveway during flooding events.

Mr. D'Antonio moved to approve, second by Mr. Cava;

Patrick Davenport: yes	Gerry D'Antonio: yes
Brian Melchiorre: yes	Pete Cava: yes
Joe Franco: yes	Brian Stewart: abstain

Old Business:

Condo/Hotel Conversion: The board discusses Condo/Hotel Conversion enforcement and change of use. Rob Belasco mentions the importance of the certificate of zoning use compliance for the sale of a properties. The certificate states the use of the property being sold making the owner aware of the property use they are purchasing. The board discusses controlling and enforcing mercantile licenses. Board suggests bringing it to the commissioner's attention for discussion.

NJ Residential Site Improvements Standards: Mr. Davenport presents the NJ Residential Site Improvements Standards. Rob Belasco goes into detail explains the documents distributed on NJ Residential Site Improvements Standards. Minimum off-street parking requirements have been a frequent

topic of Board discussion over the past several years as on-street and off-street parking concerns are a commonly raised by members of the public when comments are received by the Board. The Planning Board subcommittee recognized recent development trends wherein new residential construction is commonly maximized on individual lots and many new residential developments contain a minimum of four or more bedrooms. In order to ensure that sufficient off-street parking is provided for residential uses, the Planning Board subcommittee recommended that the Board propose the adoption of the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-4.14, which establish minimum off-street parking requirements based upon the number of bedrooms proposed within residential uses.

Mr. Cava moved to approve, second by Mr. D'Antonio to recommend & memorialize the resolution recommending that the Board of Commissioners amend section 85-89 of the Borough's Land Development Ordinance, to incorporate the New Jersey Residential Site Improvement Standards to govern the minimum off-street parking requirements associated with residential uses.

Patrick Davenport: yes Gerry D'Antonio: yes

Brian Melchiorre: yes Pete Cava: yes

Joe Franco: abstain Brian Stewart: yes

Remove DEP Training from old business

Bike Connectivity Path: Joe Mohnack presents the Bike Connectivity Path Report. The report from DeBlasio & Associates reviews the lane widths, path connectors from the beach to the bay. The board discussed possible paths in which the bike path could be added and which roads they don't see feasible.

Bulkheads: Joe Franco states the Borough is looking into which Bulkheads need to be addressed and repaired.

Landscaping Ordinance: The Planning Board subcommittee recently reviewed and discussed potential revisions to section 85-69, 'Landscaping in All Zones' in an effort to clarify permitted landscape materials within a front yard. Members of the board considered and discussed revisions proposed by the subcommittee. They determined that the ordinance revisions proposed were reasonable and appropriate and consistent with the Borough's Master Plan.

Motion to recommend the revised ordinance resolution to the commissioners.

Mr. Cava moved to approve, second by Mr. D'Antonio;

Patrick Davenport: yes Gerry D'Antonio: yes

Brian Melchiorre: yes Pete Cava: yes

Joe Franco: abstain Brian Stewart: yes

Rob Belasco briefly reviews the Land Use Guidelines distributed to the board.

The next regularly scheduled meeting is 7 December, there are no applications scheduled at this time to go before the board on that date.

On motion of Mr. Cava, second by Mr. D'Antonio and unanimous voice vote, the Chairman adjourned the meeting 6:45pm.

Pamela Riper
Planning Board Secretary