

**BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 6 November 2024 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday November 6, 2024, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

**CALL TO ORDER:**

Vice Chairman Ms. Hunt 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: absent	Barbara Hunt: present	Brian Melchiorre: present
Don Cabrera: absent	Joe Franco: present	Angela Daniels: absent
Fred Mettler: absent	Brian Stuart: absent	Vince Tenaglia: present
Bradley Vogdes: present	Jane Reynolds: present	
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Engineer Will Hanson: present		

**MINUTES:**

Mr. Vogdes moved to dispense with the public reading of the minutes of the meeting of 2 October 2024 and approve as distributed, Ms. Reynolds second, minutes approved as distributed.

Barbara Hunt: yes	Brian Melchiorre: abstain	Joe Franco: yes
Vince Tenaglia: abstain	Bradley Vogdes: yes	Jane Reynolds: yes

**APPLICATIONS:**

**Application PB-24-16** 5900 Park Boulevard a/k/a blk 29 lots 6, 6.01, 7, 7.01 in Zone R-1A owner Carmen Alamenos; seeking "C" Variances.

The Application was originally prepared and filed by Steve Morris, Esquire. Mr. Morris was unable to appear at the hearing due to a scheduling conflict.

At the hearing, the Applicant was represented by John Amenhauser, Esquire who outlined the nature of the application and the relief sought in connection with same.

The subject property is located at 5900 Park Boulevard, a/k/a Block 29, Lots 6, 6.01, 7, and 7.01, in the Borough's R1-A zone.

The subject property is currently developed with a single-family dwelling.

The Applicant is proposing to demolish the existing single-family dwelling and is proposing to construct a new six (6) bedroom single-family dwelling on site.

A new bulkhead is also proposed to be constructed on site. Existing decks and docks will be maintained. In connection with this Application the Board received the following plans, which are incorporated herein as fact:

A Site Plan entitled, "Minor Site Plan for 5900 Park Blvd, Block 29, Lots 6, 6.01, 7, & 7.01, Borough of Wildwood Crest, Cape May County, New Jersey," prepared by Arthur Chew Consulting, LLC, consisting of one (1) sheet, dated July 9, 2024 and last revised October 11, 2024.

A Bulkhead Plan entitled, "Proposed Deck and Bulkhead Plan, 5900 Park Boulevard, Block 29, Lots 6, 6.01, 7, & 7.01, Borough of Wildwood Crest, Cape May County, New Jersey," prepared by Arthur Chew Consulting, LLC, dated May 10, 2024.

Architectural Plans entitled, "3657 – Prestige 2 story," prepared by Professional Building Systems, Inc., not signed or sealed.

Mr. Amenhauser advised the Board that the proposed single-family dwelling will consist of a ground-floor to be used for storage/parking with two (2) habitable floors above.

Mr. Amenhauser reviewed the relief sought in connection with the Applicant's proposal.

A number of pre-existing non-conforming conditions will be eliminated by way of the demolition of the existing single-family dwelling.

Paul Kates, P.E., P.P. with Kates Schneider Engineering, LLC, appeared on behalf of the Applicant. Mr. Kates was accepted by the Board as an expert in the fields of engineering and planning and he was placed under oath and testified from the proposed site plan prepared by Arthur Chew Consulting, LLC.

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

He confirmed that the subject property is a 61.42ft. x 140ft. irregularly shaped, waterfront parcel of land located at the corner of Park Boulevard and Crocus Road.

Mr. Kates testified that demolishing the existing single-family dwelling will allow the Applicant to construct a new single-family dwelling that eliminates a number of pre-existing non-conforming conditions and which meets current construction, fire, and flood codes.

Mr. Kates reviewed and confirmed the variance relief sought by the Applicant.

The Applicant is seeking a variance from the minimum required bulkhead setback as 15ft. is required whereas 11.25ft. is proposed.

Mr. Kates testified that the current bulkhead setback is 6ft. and the Applicant's proposed bulkhead setback, while non-conforming, significantly improves the existing condition. As a condition of approval, the Applicant will provide a construction detail associated with the proposed replacement of the existing bulkhead.

The Applicant is seeking a variance in relation to maximum building height as 32ft. is permitted whereas 34.94ft. is proposed, and in relation to maximum eave height as 31ft. is permitted whereas 33.14ft. is proposed.

Mr. Kates testified that the increase in building and eave height is sought in order to comply with current flood regulations and to allow for higher ceilings in the ground-floor to facilitate storage and off-street parking.

Finally, the Applicant is requesting a variance in relation to minimum setback to mechanical equipment as 4ft. is required whereas <4ft. is proposed.

Mr. Kates testified that the Applicant is proposing to install a buffer around the mechanical equipment which will consist of fencing or lattice that will serve as a visual and audio buffer.

Mr. Kates opined that the Applicant is experiencing a hardship due to the irregular shape of the lot, the fact that a portion of the lot is located underwater, and due to the angle upon which the bulkhead is installed on site, which supports granting the requested 'C' variance relief.

In addition, Mr. Kates opined 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:

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;

Secures safety from fire, flood, panic and other natural and man-made disasters;

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; and

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

Mr. Kates further opined that the Application presents no substantial detriments to public good, nor does it impair the intent or purpose of the Borough's zone plan or zoning ordinance.

In response to a question posed by the Board, Mr. Kates testified that an existing fence that encroaches beyond the property line will be eliminated.

Mr. Kates advised the Board that the Applicant intends to utilize existing utility connections which will eliminate the need for a street opening.

Mr. Kates testified that the Applicant's proposal is consistent with the surrounding neighborhood which is comprised of a mix of large and small homes.

He further testified that the Applicant's proposal is a better zoning alternative for the site as it provides conforming front and side yard setbacks whereas the current home does not, provides better site lines for neighboring properties, and reduces overall building coverage.

He confirmed that three (3) compliant off-street parking spaces are being provided on site.

In response to a question posed by the Board, Mr. Kates indicated that the proposed bulkhead will be increased to elevation 8' and will be constructed to seamlessly connect with an existing bulkhead that is owned and maintained by the Borough.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated November 4, 2024, which was received by the Board and which is incorporated herein as fact.

Will Hanson, 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 any and all comments/conditions set forth within the Engineer's Report.

Mr. Hanson reviewed and confirmed the relief sought in connection with this Application.

The Meeting was opened to the public for comment.



He indicated that the exterior of the structure will not be modified in connection with the proposed conversion.

In addition, the Applicant is seeking a parking variance as 5 parking spaces are required whereas 4 parking spaces are existing and proposed.

Andrew Smith, R.A. with Bishop & Smith Registered Architects, appeared on behalf of the Applicant. Mr. Smith was accepted by the Board as an expert in the field of architecture and he was placed under oath and testified from the proposed architectural plans.

Mr. Smith reviewed the existing and proposed floor plans for the benefit of the Board.

He confirmed that the proposed interior modifications are minor in nature and primarily consist of the elimination of the partition wall that separates the existing two units within the duplex.

Mr. Smith testified that the converted single-family dwelling will maintain an open kitchen floor plan, and the two (2) existing staircases within each unit will be maintained.

Mr. Smith testified that maintaining the two (2) staircases will allow the Applicant to proceed with the conversion with minimal modifications required to the second-floor.

He advised the Board that the existing structure contains two (2) front doors which the Applicant plans to maintain; however, he indicated that one of the doors could be eliminated for aesthetic purposes if the Board believed that its removal was appropriate due to the proposed conversion to a single-family dwelling.

Board Members indicated that the elimination of a door was appropriate and would create a more aesthetically pleasing structure while ensuring that same appears to be a single-family dwelling. As a condition of approval, the Applicant will eliminate one of the entrance doors and will submit revised plans confirming the removal of same.

Mr. Smith confirmed that a small 140SF addition is proposed to the second-floor which will serve as an additional bedroom. A total of nine (9) bedrooms are proposed within the single-family dwelling.

Mr. Smith testified that the exterior of the structure will remain largely unchanged.

There is no building wall modulation that exists, and Mr. Smith testified that providing same would be extremely difficult given the Applicant's desire to maintain the existing structure.

In response to a question posed by the Board, Mr. Smith testified that providing modulation in the area of the proposed second-floor addition would effectively eliminate the ability to utilize this space.

He indicated that the providing modulation which projects out beyond the existing wall would encroach within the setback and would trigger the need for variance relief.

In response to a question posed by the Board, Mr. Smith testified that the existing and proposed building height is 26.65ft. which is well below the building height permitted in the zone.

Mr. Smith reviewed and discussed the proposed landscaping that the Applicant intends to plant/utilize on site.

He advised the Board that the Applicant's proposed landscaping plan is deficient with respect to plantings along the Atlantic Avenue frontage as a minimum of 30% of the front yard space must consist of plantings whereas 16% is proposed.

He indicated that a stone area is proposed at the corner of the site along Miami Avenue, and east of proposed steps located along Atlantic Avenue.

Board Members expressed concerns in relation to the deficient landscaping plan, specifically the lack of plantings.

Mr. Smith indicated that the Applicant could incorporate additional plantings along Miami Avenue adjacent to the northwestern property line along Miami Avenue, and additional landscaping can be provided at the corner of Miami and Atlantic Avenues extending northeast along the Atlantic Avenue frontage which would comply with the Borough's Ordinance. As a condition of approval, the Applicant agreed to submit a revised Variance Plan depicting landscaped areas along Miami Avenue and Atlantic Avenue in order to comply with the requirements of the Borough's Landscaping Ordinance.

Paul Kates, P.E., P.P. with Kates Schneider Engineer, LLC, appeared on behalf of the Applicant. Mr. Kates was accepted by the Board as an expert in the fields of engineering and planning and he was placed under oath and testified from the proposed site plan.

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

Mr. Kates confirmed that the variances sought are tied to a lack of building modulation and off-street parking.

He informed the Board that the Applicant's proposal seeks to reduce the overall density of the site through the elimination of one residential unit.

Mr. Kates testified that the Residential Site Improvement Standards do not provide a parking standard for a nine (9) bedroom home; however, the Applicant acknowledged that additional bedrooms above and beyond five (5) bedrooms necessitates additional parking.

He advised the Board that the Applicant recognized that the RSIS standards require .5 parking spaces per bedroom, and based upon the number of bedrooms proposed, five (5) off-street parking spaces should be provided.

Mr. Kates testified that four (4) off-street parking spaces currently exist and there is no available space to provide a fifth parking spot.

Mr. Kates further testified that the existing parking has functioned without issue since the structure was built, and the elimination of one (1) residential unit will only serve to improve the overall parking.

With respect to landscaping, Mr. Kates indicated that the Applicant would submit a revised Variance Plan depicting the proposed location of landscaping along Miami and Atlantic Avenues which would meet or exceed the planting requirements outlined within the Ordinance.

Following the hearing, the Applicant submitted a revised Variance Plan, dated July 25, 2024, consisting of one (1) sheet, which depicted proposed landscaped areas. The plan was reviewed by the Board Engineer, and it was determined that the proposed landscaped areas complied with the requirements of the Ordinance.

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.

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

Mr. Kates further opined that the Applicant's proposal presents no substantial detriments to the public good nor does it in anyway impair the intent or purpose of the Borough's zone plan or zoning ordinance. Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer Report dated July 15, 2024 which was received by the Board and which is incorporated herein as fact.

Will Hanson, P.E., C.M.E. appeared at the meeting and reviewed said Report for the benefit of the Board, and he note 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. Hanson confirmed the variance 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. Vogdes and 2<sup>nd</sup> by Mr. Tenaglia:

Barbara Hunt: yes

Brian Melchiorre: yes

Joe Franco: yes

Vince Tenaglia: yes

Bradley Vogdes: yes

Jane Reynolds: yes

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

During deliberations, Board Members acknowledged that the elimination of one (1) residential unit to convert the existing structure to a single-family dwelling while also reducing the overall density of the site was a benefit to the Borough and the surrounding neighborhood.

Board Members commended the Applicant for the decision to convert property from a duplex to a single-family dwelling.

Board Members recognized that the incorporation of landscaping on site improves the overall aesthetics of the site and results in the creation of a desirable visual environment.

The Board agreed that the benefits associated with the Applicant's proposal outweighed any detriments.

Board Members agreed that the Applicant's proposal advances several goals and objectives outlined within the Borough's Master Plan.

The Board found that the purposes of zoning identified by Mr. Kates would be advanced in connection with this proposal and supports granting the relief requested

On Motion of Mr. Melchiorre and 2<sup>nd</sup> by Mr. Tenaglia for approval:

Barbara Hunt: yes	Brian Melchiorre: yes	Joe Franco: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes

**Application PB-24-14** 6307 New Jersey Avenue a/k/a blk 43 lots 20.02, 21.02, 22.02 in Zone B-1 owner Pearce Homes LLC; seeking "C" Variances.

Adjournment accepted on motion of Mr. Tenaglia and second by Mr. Vogdes:

Barbara Hunt: yes	Brian Melchiorre: yes	Joe Franco: yes
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes

Adjourned to 4 December 2024. No additional notice required.

**RESOLUTIONS MEMORIALIZING BOARD ACTIONS:**

**Resolution PB-24-14** for **Application PB-24-10** for 8501 Bayview Drive a/k/a blk 140 lots 16, 17 & 18 in Zone R-1A owner David DiStefano; seeking Minor Subdivision & "C" Variance. Denied.

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

Barbara Hunt: yes	Brian Melchiorre: abstain	Joe Franco: yes
Vince Tenaglia: abstain	Bradley Vogdes: yes	Jane Reynolds: yes

**Resolution PB-24-15** for **Application PB-24-09** for 5611 Pacific Avenue a/k/a blk 11.01 lots 11 & 12 in Zone R-2 owner Blue Bee Pro LLC; seeking "C" & "D" Variances. Approved.

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

Barbara Hunt: yes	Brian Melchiorre: abstain	Joe Franco: abstain
Vince Tenaglia: abstain	Bradley Vogdes: yes	Jane Reynolds: yes

**ADMINISTRATIVE RESOLUTIONS:**

None

**OLD BUSINESS:**

Bike Connectivity Path

**NEW BUSINESS:**

Revisions to Ordinances

Solicitor Rob Belasco reviews Resolution PB-24-16 Recommending revisions to the Governing Body to sections 85-11, Definitions, 85-69, Landscaping in All Zones, 85-92, Lots, and regulations governing building height and number of stories within all individual zoning districts of the Borough's Land Development Ordinance.

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

Barbara Hunt: yes	Brian Melchiorre: yes	Joe Franco: abstain
Vince Tenaglia: yes	Bradley Vogdes: yes	Jane Reynolds: yes

**OPEN TO PUBLIC COMMENT:**

*Joe Viscomi*, owner of the property located at 308 E Washington Avenue. Suggests making some changes to the ordinance for major reconstruction demolition. States planning board approval should be required prior to issuing demolition permit.

**ANNOUNCEMENTS:** The next regularly scheduled meeting is 4 December, there is one application scheduled at this time to go before the board on that date.

**ADJOURN:** On motion of Mr. Tenaglia, second by Mr. Melchiorre and unanimous voice vote, the Vice Chairman adjourned the meeting at 6:55pm.

Pamela Riper  
Planning Board Secretary