

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 4 December 2024 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday December 4, 2024, 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.

Alexa Alverado takes the oath of office and becomes a member of the Wildwood Crest Planning Board.

ROLL CALL:

Patrick Davenport: present	Barbara Hunt: present	Brian Melchiorre: present
Don Cabrera: absent	Joe Franco: present	Angela Daniels: present
Fred Mettler: absent	Brian Stuart: absent	Vince Tenaglia: present
Bradley Vogdes: present	Jane Reynolds: present	Alexa Alverado: present
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Engineer Will Hanson: present		

MINUTES:

Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 6 November 2024 and approve as distributed, Mr. Tenaglia second, minutes approved as distributed.

Patrick Davenport: abstain	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: abstain

APPLICATIONS:

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 Ms. Hunt and second by Mr. Vogdes:

Patrick Davenport: abstain	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: abstain

Adjourned to 15 January 2025. No additional notice required.

Application PB-24-17 6510 Park Boulevard a/k/a blk 70 lots 1-8 & blk 71 1.01 – 8.01 in Zone MC owner Greater Wildwood Yacht Club; seeking request for Waiver from Site Plan Review and Approval and Façade Review.

The Applicant was represented by Andrew Catanese, Esquire who outlined the nature of the application and the relief sought in connection with same.

The subject property is located at 6510 Park Boulevard, a/k/a Block 70, Lots 1-8, and Block 71, Lots 1.01-8.01, in the Borough's MC (Marine Commercial) zone.

The subject property is currently developed with a two-story commercial building and a storage yard/area for boats/equipment. The site operates as a private Yacht Club.

The Applicant is proposing to reconstruct the one-story rear portion of the existing structure and to convert the existing roof above same to a second-story deck.

Mr. Catanese advised the Board that the Applicant's proposal involves minimal changes to the existing site itself.

He indicated that the modifications/renovations proposed to the rear portion of the existing building will be maintained within the existing building footprint.

Mr. Catanese advised the Board that renovations to the rear portion of the building are already underway in accordance with zoning/construction permits that were issued by the Borough.

He indicated that the renovations to the rear portion of the building do not require any variance relief or approval, and the sole reason that the Applicant is before the Board is in connection with the proposal to convert the existing second-floor roof to a deck.

Accordingly, the Applicant is requesting a waiver of site plan review.

Mr. Catanese indicated that, pursuant to the Borough's Ordinance, a waiver of site plan is reasonable and appropriate if the Board finds that the modifications do not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, or lighting.

In this case he indicated that none of the aspects of site plan review are impacted by the Applicant's proposal.

The Applicant is also requesting a façade review and approval which is a subjective review by the Board to ensure that the modified building façade is consistent with all other facades of the building.

Mr. Catanese indicated that there are no standards in the Ordinance associated with façade review. He stated that the modifications proposed by the Applicant will significantly improve the appearance of the rear façade.

Louis Scheidt, P.E., P.P., with Gibson Associates, P.C., appeared on behalf of the Applicant. Mr. Scheidt 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 Zoning Variance Plan, consisting of two (2) sheets, dated September 24, 2024, which was received by the Board and which is incorporated herein as fact.

The Board is also in receipt of Architectural Plans prepared by Joseph Garramone, R.A., consisting of three (3) sheets, dated June 7, 2024, which are incorporated herein as fact.

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

He confirmed that renovations to the rear portion of the building are currently underway and are fully permitted.

Mr. Scheidt testified that the existing two-story commercial building will be maintained and the one-story rear portion of the building is what is being renovated.

Mr. Scheidt further testified that the renovated portion of the building will be maintained in the existing building footprint.

An existing canvas awning that projects off of the rear of the one-story portion of the building will be reinstalled in its existing location.

Mr. Scheidt testified that the only reason that the Applicant is before the Board is in connection with the proposal to convert the roof above the one-story rear portion of the building to a deck.

Mr. Scheidt indicated that no interior expansion of the structure is proposed.

Mr. Scheidt advised the Board that the zoning table reflected on the Variance Plan will be revised to correctly identify the existing and proposed minimum floor area.

He indicated that the calculation was incorrect. The proposed renovated backroom is approximately 992SF, and the existing and proposed floor area is approximately 6,137SF.

Mr. Scheidt testified that the proposed floor area is slightly less than what exists as a portion of the rear room is being eliminated to make room for exterior stairs to access the proposed deck.

Mr. Scheidt testified that the calculation included the deck as habitable floor area when in reality it should have been excluded. As a condition of approval, the Applicant will submit revised plans correcting any discrepancies within the zoning table(s).

With respect to off-street parking, Mr. Scheidt advised the Board that the second-floor deck does not trigger the need for additional off-street parking.

Mr. Scheidt testified that the plans identify thirteen (13) off-street parking spaces in a yard adjacent to the structure itself. He indicated that the Club has no employees and parking is simply needed for members of the Club.

Mr. Scheidt testified that a waiver of site plan review is appropriate in light of the fact that there are no real changes proposed to the existing site itself.

He indicated that the Applicant's proposal will have no impact on existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, or lighting.

With respect to the required façade review, Mr. Scheidt testified that the rear façade is being significantly improved.

Additional windows are being installed to take advantage of the views of the back bay and the proposed deck will create a more aesthetically pleasing appearance.

Mr. Scheidt indicated that no changes are proposed to the other facades of the building. All improvements are confined to the rear.

In response to a question posed by the Board, Mr. Scheidt confirmed that the exterior stairs that are proposed to access the second-story deck are located within the current building footprint.

He indicated that maintaining the improvements within the existing building footprint allows the Applicant to proceed with the project without the need to obtain a CAFRA permit.

Mark Welham, a member of the Greater Wildwood Yacht Club, appeared and he was placed under oath to testify before the Board.

Mr. Welham reviewed and confirmed the exterior materials that will be used to reconstruct the rear room. The Applicant is proposing to utilize white siding, and a substantial number of windows are proposed in the rear façade.

Mr. Welham indicated that steel columns will be utilized to support the second-floor deck.

He indicated that the rear façade will be aesthetically improved, but consistent with the current appearance of the structure.

A discussion ensued in regard to the required façade review. Board Members agreed that the proposed appearance of the rear portion of the building is aesthetically pleasing and they unanimously agreed to approve same.

Board Members expressed concerns in relation to the representation that thirteen (13) parking spaces exist on site.

Board Members indicated that the location identified as vehicle parking has been used to store boats and equipment utilized by the Yacht Club for decades.

Several Board Members indicated that the spaces have never been used for parking purposes.

Mr. Catanese acknowledged the concerns raised by the Board, and reiterated that the deck does not trigger the need for additional parking.

After a brief recess, Mr. Catanese advised the Board that the Applicant prefers to continue to utilize the yard area for storage purposes.

Board Members acknowledged that the site has functioned without issue with no off-street parking, but they took issue with the proposal to mark the yard area with thirteen (13) parking spaces when they will not actually exist or ever be utilized for that purpose. As a condition of approval, the Applicant will submit revised plans eliminating the identified off-street parking spaces and revise the zoning table to reflect that no off-street parking exists or is proposed.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated December 2, 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.

Mr. Hanson agreed that the parking situation should be viewed as a pre-existing non-conforming condition rather than a situation that requires variance relief.

Mr. Hanson took no issue with the Applicant's request for a waiver of site plan review as the deck is the only proposed modification to the site and the deck will not change the parking requirements or increase permitted occupancy of the building.

The Meeting was opened to the public for comment. One (1) individual addressed the Board, namely: Cheryl Gublo, owner of the property located at 6505 Park Boulevard appeared, and she was placed under oath to testify before the Board. Ms. Gublo advised the Board that she lives across the street from the Yacht Club. She indicated that parking has never been an issue in the neighborhood. She agreed that the renovations proposed will improve the aesthetics and operation of the Club. She indicated that a large number of members arrive to the club on foot or by bicycle.

No additional 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 2nd by Ms. Reynolds:

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Joe Franco: yes

Angela Daniels: yes

Vince Tenaglia: yes

Bradley Vogdes: yes

Jane Reynolds: yes

Alexa Alverado: 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 associated with a lack of off-street parking.

The Board determined that granting a waiver of site plan review was appropriate as the Applicant's proposal will have no impact on existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, or lighting.

Moreover, the Board determined that the relief presents no substantial detriment the public good nor will it impair the intent or purpose of the zone plan and zoning ordinance.

On Motion of Mr. Vogdes and 2nd by Ms. Hunt for approval:

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: yes	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: yes

Application APPROVED.

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-24-18 approving **Application PB-24-16** for 5900 Park Boulevard a/k/a blk 29 lots 6, 6.01, 7, 7.01 in Zone R-1A owner Carmen Alameno; seeking "C" Variances.

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

Patrick Davenport: abstain	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: abstain

Resolution PB-24-17 approving **Application PB-24-12** for 315 E. Miami Avenue a/k/a blk 4 lots 117.01 in Zone R-2 owner Elaine Manfredo; seeking "C" Variances.

Mr. Vogdes moved to approve, second by Mr. Franco:

Patrick Davenport: abstain	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: yes	Angela Daniels: abstain	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: abstain

ADMINISTRATIVE RESOLUTIONS:

None

OLD BUSINESS:

Bike Connectivity Path

NEW BUSINESS:

Revisions to Ordinances

Resolution Recommending Adoption of Ordinance 1442 with proposed revisions

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

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Joe Franco: abstain	Angela Daniels: yes	Vince Tenaglia: yes
Bradley Vogdes: yes	Jane Reynolds: yes	Alexa Alverado: yes

OPEN TO PUBLIC COMMENT:

Joe Viscomi, owner of the property located at 308 E Washington Avenue. Comments on ordinance revisions. States he appreciated Rick Allen's statement at the prior Commissioners meeting explaining the procedures taken for major reconstruction demolitions.

ANNOUNCEMENTS: The next regularly scheduled meeting is 15 January, there is one application scheduled at this time to go before the board on that date.

ADJOURN: On motion of Ms. Hunt, second by Ms. Reynolds and unanimous voice vote, the Chairman adjourned the meeting at 7:00pm.

Pamela Riper
Planning Board Secretary