

BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 1 February 2023 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday February 1, 2023, 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.

ROLL CALL:

Patrick Davenport: present	Barbara Hunt: present	Brian Melchiorre: present
Don Cabrera: present	Joe Franco present	Angela Daniels: present
Gerry D'Antonio: present	Fred Mettler: absent	Pete Cava: present
William Bumbernick: absent	Brian Stuart: present	Vince Tenaglia: present
Bradley Vogdes: present		
Board Secretary Pamela Riper: present		
Solicitor Rob Belasco: present		
Engineer Joe Mohnack: present		

MINUTES:

Mr. Tenaglia moved to dispense with the public reading of the minutes of the meeting of 1 February 2023 and approve as distributed, Mr. Vogdes second, minutes approved as distributed.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: yes	Angela Daniels: yes
Gerry D'Antonio: yes	Vince Tenaglia: yes	Pete Cava: yes
Brian Stuart: yes	Bradley Vogdes: yes	

Ms. Daniels recuses herself from the application hearing.

APPLICATIONS:

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.

The Applicants, Tom and Lisa Tipping, were self-represented in connection with this Application. Mr. and Mrs. Tipping appeared and they were placed under oath and were sworn in to testify before the Board. Mrs. Tipping advised the Board she is proposing to construct a single-family dwelling at the subject property. She indicated that the subject property was previously developed with a single-family dwelling; however, same has since been demolished and the property is currently vacant.

Brian Newswanger, RA of Atlantes Architects appeared on behalf of the Applicant and he was recognized as an expert in the field of architecture. Mr. Newswanger was placed under oath and he testified from the proposed site and architectural plans, consisting of six (6) sheets, dated March 2021, and last revised November 10, 2022, which were received by the Board and which are incorporated herein as fact.

As an initial procedural matter, a question arose concerning the public notice that was provided by the Applicant in advance of the Board meeting, specifically in relation to the requested relief that was identified in same and the fact that the Board Engineer identified additional variances that may be needed which were not referenced in said notice.

Mr. Newswanger testified that the proposed development does not exceed maximum building and deck coverage, the structure does not exceed maximum permitted building height or building eave height, and the structure meets or exceeds the required minimum roof pitch. Accordingly, the Board found that the notice provided by the Applicant in advance of the meeting was sufficient.

Mr. Newswanger reviewed the existing and proposed site conditions for the benefit of the Board. The subject property is an undersized 35ft. x 100ft. lot located in the Borough's R-2 zone. Mr. Newswanger testified that the Applicant's are proposing to develop a single-family dwelling on site. The site was previously developed with a single-family dwelling which has since been demolished as same was dated and in need of significant repairs.

Mr. Newswanger advised the Board that, in designing the structure, the Applicant complied with the requirements of § 85-67 of the Borough's Code which calls for a proportional reduction in the applicable area and bulk requirements in relation to undersized lots.

Mr. Newswanger reviewed the proposed floor plans for the benefit of the Board. He indicated that the proposed single-family dwelling consists of two stories. The first floor will contain bedrooms and the second floor will be utilized for living space in an effort to preserve and take advantage of views of the back bay.

Mr. Newswanger testified that the Applicant is requesting variance relief in relation to a proposed deck which spans the entire width of the structure whereas a maximum deck frontage of 66% is permitted.

Mr. Newswanger further testified that Applicant is experiencing a hardship due to the narrowness of the lot which presents practical difficulties in complying with the requirements of the Ordinance. He indicated that a deck that's limited to 66% of the frontage of the structure would be unusable and would not meet the needs of the Applicants.

Mr. Newswanger distributed a photograph of the single-family dwelling that formerly existed on site which was received by the Board and which was marked as **Exhibit A-1**.

Mr. Newswanger distributed a packet of additional photographs depicting neighboring properties which contain decks which span the full width of the structure which was received by the Board and which was marked as **Exhibit A-2**.

Mr. Newswanger testified that the design of the proposed deck incorporates architectural elements to create a desirable visual environment and to ensure that a functional space is provided for the Applicants.

Mr. Newswanger advised the Board that the Applicant is also requesting a variance in relation to required modulation of building walls for every 20ft. of the structure.

Mr. Newswanger testified that modulation in the building walls is provided on the second floor; however, it does not continue down to the first floor due to the narrowness of the lot and the impact that said modulation would have on the floor plan layout and size of rooms. He indicated that the modulation of building walls on the first floor would also prevent the Applicant from having a functional garage space. In response to a question posed by the Board, Mr. Newswanger testified that the proposed single-family dwelling is approximately 25ft. wide and compliant 5ft. setbacks are provided.

Mr. Newswanger reiterated that the Applicant is experiencing practical difficulties in complying with the required building modulation due to the fact that the subject property is an undersized lot.

In response to a question posed by the Board Solicitor, the Applicant agreed, as a condition of approval, to file a deed of consolidation to consolidate the existing lots and they will confirm the new lot number with the Borough Tax Assessor.

Mr. Newswanger opined that the application can be granted as there are no substantial detriments to the public good and the application does not impair the intent and/or purpose of the zone plan or zoning ordinance as the proposed development is consistent with the surrounding neighborhood and the proposed use is permitted within the zone.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated January 12, 2023 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.

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. Cava and 2nd by Mr. Tenaglia

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: yes

Joe Franco: yes

Angela Daniels: abstain

Gerry D'Antonio: yes

Vince Tenaglia: yes

Pete Cava: yes

Brian Stuart: yes

Bradley Vogdes: abstain

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

During deliberations, the Board agreed that the Applicant is experiencing a hardship which presents practical difficulties in complying with the requirements of the Ordinance.

Board Members commended the Applicant on the design of the structure and acknowledged the difficulty in providing the required modulation in building walls due to the fact that the subject property is an undersized lot. The Board recognized that the Applicant did provide modulation in the building walls on the second floor and did not take issue with the fact that same was not extended to the first floor due to the size of the lot and impact on design.

Board Members agreed that the design of the proposed deck is architecturally pleasing and consistent with the surrounding neighborhood. The Board further agreed that complying with the maximum deck coverage requirement of 66% would result in a deck which is not functional.

On Motion of Ms. Hunt and 2nd by Mr. Tenaglia to approve the

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: yes

Joe Franco: yes

Angela Daniels: abstain

Gerry D'Antonio: yes

Vince Tenaglia: yes

Pete Cava: yes

Brian Stuart: yes

Bradley Vogdes: abstain

Ms. Daniels returns to meeting.

Mr. Stewart recuses himself from meeting.

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.

The Applicant was represented by Jeffrey Barnes, Esquire who outlined the nature of the application and the relief sought in connection with same. Mr. Barnes advised the Board that the subject property is an irregularly shaped lot containing 56,837SF located in the Borough's M-1-A zone between Rambler Road, Orchid Road, and Ocean Avenue. As a condition of approval, the Applicant will record a Deed of Consolidation to consolidate the existing lots.

The subject property is currently developed with a 108-unit motel known as the Oceanview Motel.

Mr. Barnes informed the Board that the Applicant is proposing to renovate and rehabilitate the existing hotel resulting in a total of 104-units and a 120-seat restaurant. Interior and exterior renovations are proposed to improve existing units and to enhance the exterior appearance of the structure.

Mr. Barnes indicated that an existing arcade, miniature golf course, and existing guest rooms located above the lobby will be eliminated in connection with the redevelopment of the site.

The existing parking lot is proposed to be restriped to create 110 off-street parking spaces with valet car service. A total of 125 off-street parking spaces are required in relation to the proposed 104-units and an additional 10 off-street parking spaces are required for the proposed 120 seat restaurant, totaling 135 spaces.

Mr. Barnes reviewed and confirmed the variance relief and waivers sought by the Applicant in connection with this proposal.

Dan Alicea, the principal of Madison Wildwood Crest RE, LLC, appeared and he was placed under oath to testify before the Board.

Mr. Alicea discussed his employment background and his experience operating hotels and restaurants. He indicated that he has also been involved in the renovation of two well known historical landmarks, Renault Winery and the Kent Manor Inn.

Mr. Alicea advised the Board that he currently owns and operates the Montreal Hotel and Harry's Beach Restaurant in the City of Cape May.

He indicated that he was drawn to the Oceanview Hotel due to family ties to the Borough and the unique opportunity to save a historic structure that has fallen into an extreme state of disrepair.

Mr. Alicea testified that the proposed renovations will take the existing hotel from a basic hotel to a first class destination resort which will be rebranded as the Madison Wildwood Crest Resort.

Mr. Alicea testified that the existing lobby, which was originally designed using common doo wop architectural themes, will be demolished and reconstructed using substantially the same design that currently exists.

The existing rooms will be reconfigured with new floors, bathrooms, and furniture in an effort to improve the guest experience. An existing sun deck located adjacent to Rambler Road will be demolished in an effort to improve and promote views of the beach/ocean.

Mr. Alicea testified that a 120-seat restaurant is proposed as an added amenity to hotel guests and members of the public. He indicated that a 40-seat restaurant currently exists on site; however, same will not meet the needs and expectations of the hotel and its guests.

Mr. Alicea advised the Board that, based upon his experience operating the Montreal Hotel in Cape May, which has 69-units and a 200-seat restaurant, he does not anticipate any parking issues as the majority of the restaurant patrons are guests of the hotel. He anticipates the same situation at the subject property. He advised the Board that the goal is to market the restaurant as an amenity to guests staying at the resort.

With respect to parking, Mr. Alicea testified that a valet parking service will be provided on site due to the proposed parking configuration. He indicated that an adequate system will be implemented with appropriate signage to ensure that guests are greeted upon arrival and are clearly directed to appropriate locations to park their vehicles for valet purposes.

Morris Clark, RA of DAS Architecture appeared on behalf of the Applicant, and he was recognized as an expert in the field of architecture. Mr. Clark was placed under oath, and he testified from the proposed architectural plans, consisting of thirteen (13) sheets, dated October 27, 2022, and last revised January 9, 2023, which were received by the Board and which are incorporated herein as fact.

Mr. Clark advised the Board that existing structure is deteriorating and is in need of substantial repairs. He indicated that one of the Applicant's goals in renovating the structure was to maintain the hotel's existing features and lobby and the overall existing "doo wop vibe."

Mr. Clark indicated that interior renovations are currently underway in accordance with a validly issued zoning permit, and the Applicant has also received permits to replace damaged steel and to renovate/replace the existing lobby due to safety concerns.

Mr. Clark distributed a rendering of the proposed renovated resort which was received by the Board and which was marked as **Exhibit A-1**.

He reviewed the exterior renovations and materials that will be utilized in order to reclad the structure and enhance the aesthetic appearance of same.

The Applicant is proposing to incorporate sloped roofs for architectural purposes and to allow more light in to the structure, the building and brick façade will be painted white, a metal mosaic tile roof is proposed, and existing linear building lines will be maintained.

Mr. Clark reviewed the interior building modifications/renovations for the benefit of the Board.

The ground floor lobby will be improved and opened, an existing arcade and one guest room will also be eliminated in order to make room for the proposed 120-seat restaurant and an outdoor seating area. An existing miniature golf area will also be eliminated to create a lounge area for guests, and existing storage rooms will be converted to office space to support the operation of the hotel.

With respect to the second floor, Mr. Clark advised the Board that three hotel units will be eliminated in order to create a conference room, and existing exterior stairs will be replaced with new stairs, configured in order to provide a better, safer means of ingress and egress to the ground and upper floors. The existing deck width will be expanded by 16inches to comply with applicable building codes which requires that same is a minimum of 4ft. wide.

With respect to the third floor, Mr. Clark testified that the proposed stairs will replace existing exterior stairs and the existing deck width will be expanded by 16inches in an effort to comply with applicable building codes which requires that same is a minimum of 4ft. wide.

With respect to the fourth floor, Mr. Clark testified that two existing hotel units will be relocated to the front portion of the structure, adjacent to Ocean Avenue. The existing deck width will be expanded by 16inches in an effort to comply with applicable building codes which requires that same is a minimum of 4ft. wide, and a fourth floor sundeck is proposed in line with the existing building.

Mr. Clark reviewed the proposed architectural elevations for the benefit of the Board. He indicated that the Juliet balconies will be added to the southern façade of the structure in order to improve its aesthetic appearance and to create a desirable visual environment.

In response to a question posed by the Board, Mr. Clark indicated that an existing deck and railing located along the southeast side of the building encroaches beyond the property line within the public

right-of-way. As a condition of approval, the Applicant must request an encroachment agreement from the Board of Commissioners in order to maintain the existing deck and railings that encroach into the Borough's right-of-way.

In response to a question posed by the Board, Mr. Clark testified that the proposed hotel units will provide approximately 279-402SF of living space. He noted that a total of three (3) ADA compliant hotel units will be created whereas none currently exist.

In response to a question posed by the Board, Mr. Alicea testified that pool towels and linens will be laundered onsite, and any additional laundry will be handled offsite at the Applicant's hotel located in Cape May.

Vincent Orlando, P.E., P.P., L.L.A., C.M.E. with Engineering Design Associates, P.A. appeared before the Board on behalf of the Applicant. Mr. Orlando was accepted by the Board as an expert in the field of engineering and land planning and he was placed under oath and testified from the proposed site plan, consisting of three (3) sheets, dated October 24, 2022, and last revised January 5, 2023, which was received by the Board and which is incorporated herein as fact.

Mr. Orlando reviewed the existing and proposed site conditions for the benefit of the Board.

With respect to off-street parking, Mr. Orlando testified that valet parking is proposed in an effort to accommodate hotel guests and to maximize the space available for the provision of off-street parking. He advised the Board that a total of 104 off-street parking spaces currently exist on site; however, many of the spaces are significantly undersized and the parking layout is unsafe and provides extremely narrow drive aisles.

The proposed reconfiguration of the off-street parking area will result in the creation of a vehicle drop-off area with incorporated landscaping in effort to improve the appearance of the site. The inclusion of the proposed landscaping will reduce existing impervious coverage from 100% to 99%.

Mr. Orlando testified that the Applicant is also proposing to construct islands with landscaping features in order to enhance the arrival experience of hotel guests and to maximize available off-street parking. He advised the Board that the utilization of valet parking will improve site safety and all proposed off-street parking spaces will be approximately 8'x16'. The proposed off-street parking area will consist of three rows of 12 spaces, a row of 11 spaces, and another row of 12 spaces which will all be accessed by a central drive aisle. Backout parking along Orchid Avenue is also proposed to be eliminated in connection with the reconfiguration of the parking lot which will further improve the safety of the site. Board Members expressed concerns in relation to the off-street parking space deficiency and the functionality of the proposed parking arrangement. In response, Mr. Orlando opined that the proposed parking arrangement is the best parking alternative for the site. He indicated that the proposed 25ft. wide drive aisle will significantly improve access and safety, and he also noted that off-street parking spaces along Rambler Road will all measure 8'x 18'.

In response to a question posed by the Board, Mr. Orlando testified that thirty-four (34) off-street parking spaces will measure 8'x18' and seventy-eight (78) off-street parking spaces will measure 8'x16'. He opined that the proposed off-street parking spaces are more than adequate, and the utilization of valet parking will ensure that trained attendants are accessing these parking spaces rather than individual guests.

Board Members indicated that the Applicant should provide valet parking year-round in light of the parking deficiency.

A discussion ensued between the Board and the Applicant regarding the need for valet in the summer months vs. the offseason months. As a condition of approval, the Applicant must exclusively use valet parking for on-site parking spaces from May 15th through October 15th, and any modification to the on-site parking plan will require site plan review and approval from the Board.

Board Engineer Will Hanson, P.E. raised a concern about the location of two (2) off-street parking spaces located at the intersection of Ocean Avenue and Rambler Road which have an impact on the required site triangle. After a discussion between the professionals, the Applicant agreed to eliminate these two parking spaces in order to promote safety and to eliminate any impact on the required site triangle.

Mr. Orlando testified that 104-units requires a total of 125 parking spaces. He indicated that the proposed 120-seat restaurant requires 1 off-street parking space for every 10 seats above 60 seats, necessitating 10 additional off-street parking spaces.

Mr. Orlando opined that 110 off-street parking spaces is more than adequate to service the needs of the site in light of the fact that the restaurant will primarily serve guests of the hotel.

Board Members questioned whether or not the restaurant would provide service to guests around the hotel pool.

Mr. Alicea testified that the restaurant would serve guests around the pool, and he advised the Board that the restaurant is intended to primarily operate as a take-out restaurant with available seating. Servers would handle the needs of guests at the pool, and guests of the hotel would order and pickup food to go or sit at provided tables.

Board Members inquired if the Applicant intends to provide bike racks on site for employees and/or members of the public who visit the restaurant/site. As a condition of approval, the Applicant agreed that bike racks would be incorporated on site along Ocean Avenue in the area adjacent to the hotel lobby.

Mr. Orlando advised the Board that the site currently does not provide a trash enclosure area. He indicated that a 16'x16' trash enclosure will be added to the site which will accommodate a total of 8 4'x4' dumpsters which are adequate to service the needs of the hotel and restaurant.

In response to questions and concerns raised by the Board, Mr. Alicea confirmed that the number of proposed trash dumpsters will be more than adequate to service the needs of the hotel. He indicated that if additional trash collection is required, the hotel will make arrangements to ensure that same is collected on a more frequent basis.

The Applicant is also requesting waivers from the need to provide a community impact statement and a drainage plan.

Mr. Orlando testified that these waivers are appropriate as the site is already developed with an existing hotel which will have no adverse impact on the community. He indicated that a drainage plan is not required as the development results in a decrease of impervious coverage and amounts to less than 1 acre of disturbance.

Mr. Orlando reviewed and confirmed the variance relief sought in connection with the Applicant's proposal. He informed the Board that many of the variances are sought in connection with pre-existing non-conforming conditions, many of which will be improved or maintained.

Mr. Orlando testified that the Applicant's proposal advances several goals and objectives outlined within the Borough's most recent master plan as it maintains and improves an existing hotel within the Borough and same will facilitate newly renovated accommodations while also facilitating new retail and restaurant uses.

The project will also preserve an existing hotel which was designed with doo wop architectural features.

Mr. Orlando opined that the Applicant is experiencing a hardship due to the existing site conditions and the fact that same is fully developed with a non-conforming structure. He indicated that the existing physical conditions present practical difficulties in complying with the requirements of the Borough's zoning ordinance which supports granting the relief sought by the Applicant.

In addition, Mr. Orlando 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;

Provides adequate light, air and open space;

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.

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

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer's Report dated January 18, 2023, 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.

The Meeting was opened to the public for comment. Five (5) members of the public addressed the Board in connection with this Application, namely:

Robert Tull, owner of the property located at 400 E. Orchid Road – unit 203, appeared and he was placed under oath to testify before the Board. Mr. Tull indicated that he was in favor of the renovation of the existing hotel. He raised concerns in relation to the lack of off-street parking and the impact that same will have on the surrounding community. He stated that parking is already an issue in the surrounding neighborhood, and he envisions that the lack of parking at the subject property will have a detrimental

impact on the neighborhood. He questioned where employees would park if there was limited parking for hotel and restaurant guests.

Paul Pawlowski, owner of the property located at 6501 Atlantic Avenue, appeared and he was placed under oath to testify before the Board. Mr. Pawlowski was in favor of the proposed renovations, and he was appreciative that the applicant was preserving the doo wop architectural features. He raised concerns in relation to off-street parking and the proposed stack parking arrangement.

Will Diantonio, owner of the property located at 7200 Ocean Avenue, appeared and he was placed under oath to testify before the Board. Mr. Diantonio indicated that he supported the project, but he too raised concerns about the off-street parking deficiency and the impact that same would have on the surrounding neighborhood.

Jim Yost, the manager of the property located at 3314 Pacific Avenue, appeared and he was placed under oath to testify before the Board. Mr. Yost advised the Board that neither he nor the owners of 3314 Pacific Avenue had any objection to the project.

George Pawlowski, owner of the property located at 6501 Atlantic Avenue, appeared and he was placed under oath to testify before the Board. Mr. Pawlowski shared the concerns raised in relation to off-street parking by other members of the public. He indicated that hotel guests generally bring more than vehicle and he advised the Board that the Applicant's valet service should be limited to the hotel parking lot.

No additional members of the public addressed the Board in connection with this application.

Accordingly, the public portion of this application was closed.

In response to the comments received from the public, Mr. Orlando indicated that a 70-80ft. vehicle queue is proposed to stack cars waiting to be valeted. He indicated that the proposed stacked parking arrangement is adequate for the site so long as valet parking is provided.

Mr. Orlando testified that the Applicant could renovate the existing structure, and simply leave the parking arrangement as it is. He opined that this would be a disaster for the site, for the community, and for the Borough as the existing conditions are unsafe and are simply not functional.

Mr. Orlando advised the Board that it needs to weigh the benefits of the project in relation to the detriments. He opined that on balance, the positive aspect of the project and the improvements to the site far outweigh any potential detriments.

He reiterated that the Applicant's proposal is consistent with the Borough's Master Plan and advances several goals and objectives set forth within same.

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 Mr. D'Antonio

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Don Cabrera: yes

Joe Franco: yes

Angela Daniels: yes

Gerry D'Antonio: yes

Vince Tenaglia: yes

Pete Cava: yes

Brian Stuart: abstain

Bradley Vogdes: abstain

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

During deliberations, the Board agreed that the Applicant is experiencing a hardship due to the existing non-conforming structure which presents practical difficulties in complying with the requirements of the Ordinance.

Board Members recognized that the off-street parking deficiency and need for variance relief is an issue, but they acknowledged the benefits and improvements associated with the rehabilitation and redevelopment of the existing site/structure.

Board Members agreed that the number of off-street parking spaces is sufficient to service the need of the hotel, and the Board further agreed that the proposed 120-seat restaurant is an amenity that will primarily be utilized by hotel guests who are already staying on site thereby lessening the impact of the parking deficiency.

The Board further acknowledged that the proposal to utilize a valet service further addresses concerns associated with the off-street parking layout and access to the site.

The Board agreed that the benefits associated with the Applicant's proposal outweighed any detriments associated with a lack of off-street parking.

Board Members agreed that the Applicant's proposal advances several goals and objectives outlined within the Borough's Master Plan. More specifically, the Applicant is proposing to maintain an existing

hotel and the proposed hotel has been designed to utilize doo wop architecture consistent with what currently exists on site.

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

The Board finds that granting the proposed variance relief presents no substantial detriment the public good nor will it impair the intent or purpose of the zone plan and zoning ordinance.

The Board Votes on the below:

Seeking preliminary and final major site plan approval, 'C' variance relief relation to minimum front yard setback – Rambler Road (30ft. is required whereas 10.1ft. is proposed), minimum front yard setback – Ocean Avenue (20ft. is required whereas 13.6ft. is proposed), minimum rear yard setback (8ft. is required whereas 3.6ft. is proposed), maximum lot coverage (80% is permitted whereas 99.2% is proposed), minimum off-street parking (135 off-street parking spaces are required whereas 110 are proposed), minimum off-street parking space size (9'x18' is required whereas 8'x16' is proposed), minimum parking space setback to dwelling (10ft. is required whereas 4.6ft. is proposed), to permit back out parking along Ocean Avenue, to permit tandem parking, to not provide a required landscape buffer around the proposed parking lot, to permit modular parking bays of 19 spaces whereas no more than 10 spaces are permitted, minimum free standing sign setback (10ft. is required whereas 5ft. is proposed), maximum front yard landscaping impervious coverage (50% is permitted whereas 100% is proposed), minimum front yard landscaping plantings/mulching (30% is required whereas 0% is proposed), minimum hotel unit size (375SF is required whereas 279-402SF are proposed), and to permit a pool in the front yard, and waivers related to providing a community impact statement and a drainage plan, in order reconfigure an rehabilitate an existing hotel to total of 104 units, construct additional exterior stairs and an elevator, to create a 120-seat restaurant, to restripe an existing parking lot, and to install new signage,

The Applicant will file a deed of consolidation to consolidate the existing lots and they will confirm the new consolidated lot number with the Borough Tax Assessor.

The Applicant must request an encroachment agreement from the Board of Commissioners in order to maintain the existing deck and railings that encroach into the Borough's right-of-way.

The Applicant must exclusively use valet parking for on-site parking spaces from May 15th through October 15th, and any modification to the on-site parking plan will require site plan review and approval from the Board. The Applicant agreed that bike racks would be incorporated on site along Ocean Avenue in the area adjacent to the hotel lobby.

On Motion of Mr. Tenaglia and 2nd by Ms. Daniels to approve the

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: yes	Angela Daniels: yes
Gerry D'Antonio: yes	Vince Tenaglia: yes	Pete Cava: yes
Brian Stuart: abstain	Bradley Vogdes: abstain	

Mr. Stewart returns to meeting.

RESOLUTIONS MEMORIALIZING BOARD ACTIONS:

Resolution PB-23-1 for Application PB-22-11 for 6607 Seaview Avenue a/k/a blk 53.02 lots 9 & 10 in Zone R-1A owner Eileen & Robert Young; seeking 'C' variance relief relation to maximum building coverage and maximum building and deck coverage, in order to construct a one-story single-family dwelling, APPROVED. The variances sought in connection with maximum curb cut width and required modulation of building walls, DENIED.

Mr. D'Antonio moved to approve, second by Mr. Tenaglia

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Joe Franco: abstain	Angela Daniels: yes
Gerry D'Antonio: yes	Vince Tenaglia: yes	Pete Cava: yes
Brian Stuart: abstain	Bradley Vogdes: yes	

ADMINISTRATIVE RESOLUTIONS: None

OLD BUSINESS:

Condo/Hotel Conversion
Bike Connectivity Path

Bulkheads
Keep all items under old business.

NEW BUSINESS: None

OPEN TO PUBLIC COMMENT: No comments from public

ANNOUNCEMENTS: The next regularly scheduled meeting is 1 March, there are two applications scheduled at this time to go before the board on that date.

ADJOURN: On motion of Mr. Tenaglia, second by Ms. Daniels and unanimous voice vote, the Chairman adjourned the meeting 9:50pm.

Pamela Riper
Planning Board Secretary