

**BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 5 February 2025 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday February 5, 2025, 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.

Joe Viscomi 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: absent	Angela Daniels: present
Fred Mettler: absent	Brian Stuart: present	Vince Tenaglia: present
Bradley Vodges: present	Jane Reynolds: present	Alexa Alverado: absent
Joe Viscomi: present		
Board Secretary Pamela Riper: present		
Rob Belasco: present		
Engineer Will Hanson: present		

Rob Belasco swears engineer Will Hanson in.

**MINUTES:**

Ms. Hunt moved to dispense with the public reading of the minutes of the meeting of 15 January 2025 and approve as distributed, Mr. Stuart second, minutes approved as distributed.

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

**APPLICATIONS:**

**Application PB-24-15** for 125 E Wisteria Road a/k/a blk 39 lots 10 in Zone R-2 owner Peter and Leonora Hutt; seeking "C" Variances.

The Applicant was represented by John Amenhauser, Esquire.

Mr. Amenhauser outlined the nature of the application and the relief sought in connection with same.

In connection with this Application the Board received the following plans, which are incorporated herein as fact:

Site/Architectural Plans entitled "2<sup>nd</sup> Floor Addition to Existing Residence, 125 East Wisteria Road, Wildwood Crest, NJ 08260," prepared by Thomas W. Gillis, R.A. with Gillis Design Group, LLC, dated August 14, 2024.

Survey entitled "Borough of Wildwood Crest, Cape May County, New Jersey, Survey of Premises, Block 39, Lot 10," prepared by Gregory K. Schneider, P.E., P.L.S., dated September 30, 2024.

The subject property is located at 125 E. Wisteria Road, a/k/a Block 39, Lot 10, in the Borough's R-2 zone.

The subject property is an undersized 30ft. x 100ft. lot.

The subject property is currently developed with a two-story single-family dwelling. The second-floor currently contains two (2) bedrooms and one (1) bathroom.

The Applicant is proposing to renovate and construct a small addition to the existing second-floor.

The renovated second-floor will contain three (3) bedrooms, two (2) bathrooms, and a small office.

Mr. Amenhauser advised the Board that the Applicant has owned the subject property since 2001 and will be retiring from his place of employment in the near future.

The Applicant and his family are seeking to relocate to the subject property on a full-time basis and there is a need for additional living space to accommodate the family.

Mr. Amenhauser reviewed and confirmed the variances sought in connection with the Applicant's proposal. He indicated that many of the variances that were initially requested are being eliminated as the Applicant intends to comply with the majority of the bulk requirements of the R-2 zone.

Mr. Amenhauser indicated that an existing 18ft. x 18ft. rear yard garage will be eliminated which will reduce overall lot coverage. He indicated that the existing building and combined building and deck coverage is compliant with the requirements of the R-2 zone.

Peter Hutt, the Applicant and owner of the subject property, appeared and he was placed under oath to testify before the Board.

Mr. Hutt testified that his wife and children reside in the home throughout the entire summer. The family also comes down during the offseason months.

Mr. Hutt testified that the existing structure was originally a duplex when he purchased the property in 2001.

He indicated that shortly after purchasing the property he took steps to convert the duplex to a single-family dwelling.

Mr. Hutt confirmed that he intends to relocate to the subject property on a full-time basis once he retires from his position as a Philadelphia firefighter.

With respect to the proposed office, Mr. Hutt testified that his wife is a retired art teacher and the office will be utilized as a hybrid office/art studio and it will not be utilized as a fourth bedroom.

Matthew Hender, P.P., L.L.A. with Engineering Design Associates, P.A., appeared on behalf of the Applicant. Mr. Hender was accepted by the Board as an expert in the field of land planning and he was placed under oath and testified from the proposed site plan.

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

He confirmed that the subject property is an undersized 30ft. x 100ft. parcel of land developed with an existing single-family dwelling.

Mr. Hender testified that the Applicant's proposal involves the renovation and expansion of the existing second-floor in order to provide a third bedroom and an additional bathroom.

He testified that the proposal amounts to a vertical expansion of the existing dwelling which will not exceed maximum permitted building height.

Mr. Hender further testified that the second-floor addition will be inset approximately 3.9ft. from the existing exterior first-floor wall in order to provide a 5.1ft. setback to the eastern property line.

Mr. Hender testified that existing exterior stairs located on the right side of the structure will be eliminated in order to increase the width of the existing driveway to 8ft.

In response to a question posed by the Board, Mr. Hender testified that an existing dormer on the western side of the property will be reconstructed and will encroach within the setback; however, the encroachment is permitted by Ordinance.

Mr. Hender confirmed that the rear yard garage will be demolished which will reduce the overall lot coverage of the site. The lot coverage, while still non-compliant, will be significantly improved from 79.6% to 70% whereas 65% is permitted.

With respect to required modulation of building walls, Mr. Hender advised the Board that he believed that the Applicant's proposed addition complies with the requirements set forth in the Ordinance.

Board members questioned whether the Applicant had the ability to add modulation to the east side of the structure.

Mr. Hender testified that the Applicant could add bump-outs to the second floor which would project 2ft. in to the setback which is permitted by Ordinance.

The Board agreed that the addition of bump-outs would eliminate the need for a building wall modulation variance.

With respect to off-street parking, Mr. Hender testified that compliant off-street parking is provided on site. Vehicles can park within the existing, now expanded, driveway, and there is ample space in the location where the garage is being removed to facilitate additional off-street parking.

The Board raised concerns about the width of the driveway and whether 8ft. was sufficient to park and safely exit a vehicle.

Mr. Hender testified that an existing fence and gate would be removed which would also improve the functionality of the driveway.

He acknowledged that a variance for the size of off-street parking spaces was being requested; however, he opined that 8ft. x 18ft. parking spaces are sufficient for off-street parking purposes.

He noted that garage doors are typically only 8ft. wide and provide sufficient space for ingress and egress so the parking in the driveway will present no issues.

Mr. Hender 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;

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. Hender 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. In response to a question posed by the Board with respect to exterior materials, Mr. Hutt testified that he plans on using alternating siding in order to break up the façade and to create an aesthetically pleasing appearance.

The first floor will be resided with cedar shake and new windows, and vertical siding is proposed on the sides of the structure; however, a final decision has not been made.

In response to a question posed by the Board, Mr. Hutt testified that an existing sliding glass door that is located adjacent to the driveway would be replaced with new windows.

Board Members commended the Applicant for reducing lot coverage; however, they inquired whether the Applicant would require storage space which would increase lot coverage.

Mr. Hutt testified that he may construct a small storage shed and indicated that he could remove concrete in the driveway area and replace same with parking strips to further reduce lot coverage.

The Board indicated that doing so would allow the Applicant to install a larger storage shed without having to obtain additional variance relief. As a condition of approval, the Applicant will add parking strips or porous concrete in the driveway to reduce lot coverage, and, in the event a storage shed is constructed on site it will be limited to the western portion of the property.

Borough Engineer Marc DeBlasio, P.E., P.P., C.M.E., prepared an Engineer Report dated January 2, 2025 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 Ms. Daniels and 2<sup>nd</sup> by Mr. Tenaglia:

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: yes

Angela Daniels: yes

Brian Stuart: yes

Vince Tenaglia: yes

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, Board Members commended the Applicant on eliminating variances and non-conforming conditions.

The Board acknowledged that compliant modulation of building walls was being provided.

A majority of the Board took no issue with the undersized off-street parking spaces.

The Board agreed that the proposal to construct the second-floor addition in a manner which complied with the required side yard setback was consistent with what's envisioned within the Ordinance for the expansion of structures located on undersized lots.

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

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. Hender 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.

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

Patrick Davenport: yes  
Angela Daniels: yes  
Bradley Vogdes: yes

Barbara Hunt: yes  
Brian Stuart: yes  
Jane Reynolds: yes

Brian Melchiorre: yes  
Vince Tenaglia: yes  
Joe Viscomi: yes

**RESOLUTIONS MEMORIALIZING BOARD ACTIONS:**

**Resolution PB-25-02** approving **Application PB-24-14** for 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.

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

Patrick Davenport: yes  
Angela Daniels: yes  
Bradley Vogdes: yes

Barbara Hunt: yes  
Brian Stuart: yes  
Jane Reynolds: yes

Brian Melchiorre: yes  
Vince Tenaglia: yes  
Joe Viscomi: abstain

**Resolution PB-25-03** approving **Application PB-24-18** for 7701 Seaview Avenue a/k/a blk 99.01 lots 13.01, 14.01 in Zone R-2 owner Scott Peter; seeking minor subdivision & "C" Variance.

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

Patrick Davenport: yes  
Angela Daniels: abstain  
Bradley Vogdes: abstain

Barbara Hunt: yes  
Brian Stuart: yes  
Jane Reynolds: yes

Brian Melchiorre: yes  
Vince Tenaglia: yes  
Joe Viscomi: abstain

**ADMINISTRATIVE RESOLUTIONS:**

None

**OLD BUSINESS:**

Bike Connectivity Path

**NEW BUSINESS:**

None

**OPEN TO PUBLIC COMMENT:**

*Michael Gericke*, owner of property located at 5501 Pacific Avenue. Congratulates Joe Viscomi becoming a board member.

**ANNOUNCEMENTS:** The next regularly scheduled meeting is 5 March, there is one application scheduled at this time to go before the board on that date.

**ADJOURN:** On motion of Mr. Vodges, second by Mr. Stuart and unanimous voice vote, the Chairman adjourned the meeting at 6:34pm.

Pamela Riper  
Planning Board Secretary