

**THE BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 11 January 2017 5 p.m.**

Chairman Davenport called the meeting to order at 5:00 p.m. and lead the Pledge of Allegiance. The statement of compliance with the Open Public Meetings act of 1975 was read by the chairman.

Roll call was taken by the secretary: Alvarado, absent; Compare, present; Davenport, present; Melchiorre, present; Schiff, present; Sciarra, present; Hunt, absent; Mettler, present; Gould, present; Groon, absent; Acting Solicitor Belasco, present; Board Engineer Plevier, absent; Zoning Official Malia, absent; Secretary Rogers, present.

Mr. Schiff moved to dispense with the public reading of the minutes of the meeting of 7 December 2016 and approve as distributed, Mr. Sciarra seconded. Roll call: Sciarra, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, abstain; Davenport, yes; Gould, abstain. Minutes approved as distributed.

**RE-ORGANIZATION:**

Pursuant to Board of Commissioners Resolution 881-17, Fred Mettler is a Class IV member of the Planning Board with term expiring 12/31/2018; Joseph Schiff is First Alternate member of the Planning Board with term expiring 12/31/2017; and Jerry D'Antonio is Second Alternate member of the Planning Board with term expiring 12/31/2018.

Acting solicitor Robert Belasco, Esq administered the oaths of office to Planning Board members.

Acting Solicitor Robert Belasco, Esq. presided over the election of officers for the 2017 calendar year.

Resolution PB-A-17-01 memorializing election of Officers, Chairman Patrick Davenport and Vice Chairman Thomas Alvarado for the 2017 Calendar Year was adopted on motion of Mrs. Gould, second by Mr. Sciarra and unanimous roll call vote with Mr. Davenport abstaining;

Resolution PB-A-17-02 memorializing hiring of Deborah Rogers as secretary for the 2017 Calendar Year was adopted on motion of Mrs. Gould, second by Mr. Schiff and unanimous roll call vote;

Resolution PB-A-17-03 memorializing hiring of Robert T. Belasco, Esq. as solicitor for the 2017 Calendar Year was adopted on motion of Mrs. Gould, second by Mr. Mr. Schiff and unanimous roll call vote;

Resolution PB-A-17-04 memorializing hiring of Larry Plevier as engineer for the 2017 Calendar Year was adopted on motion of Mrs. Gould, second by Mr. Melchiorre and unanimous roll call vote;

Resolution PB-A-17-05 memorializing hiring of Scott Taylor as planner for the 2017 Calendar Year was adopted on motion of Mrs. Gould, second by Mr. Schiff and unanimous roll call vote.

**GENERAL RE-ORGANIZATION:**

Resolution PB-A-17-06 memorializing dates, places and publication of meetings for the 2017 calendar year was adopted on motion of Mrs. Gould, second by Mr. Sciarra and unanimous roll call vote.

There were no applications to come before the Board.

There was one resolution memorializing Board actions:

PB-17-07 memorializing approval with conditions of application PB-16-12-01: ADAL, LLC, contract purchasers of the property located at 6701 Seaview Ave. and 6700 Atlantic Ave., a/k/a blk 56.02, lots 1>12 located in the R-1A Zoning District for major subdivision into ten building lots was adopted on motion of Mr. Mettler, second by Mr. Sciarra and roll call vote: Sciarra, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, abstain; Davenport, yes; Gould, abstain.

There were no further administrative resolutions.

Under Old Business, The secretary informed the Board that no rulings on Fair shore Housing will be forthcoming until after March 31.

The Chairman said that in light of recent discussions, the membership of the three established committees of the Board may be altered, depending on the outcome of the points to be discussed under new business. The New Jersey Ave B-1 district committee had nothing to report. The north-south streets committee had no report. Mr. Mettler said the Sunset Lake/Dredging committee will meet with Borough administrator Connie Mahon as she has had experience dealing with dredging in other communities. Mrs. Gould added that dredging is becoming less of a concern in the county than the limits placed on fluke fishing which may render dredging moot. She added that Suzanne Walters, previous mayor of Stone Harbor Borough, maybe of assistance to the committee also.

Mayor Groon entered the meeting at 5:20 p.m.

Under new business, Chairman Davenport asked the Board to list items of concern that should be addressed this year. He included a bullet-point list (*to be attached hereto and made hereof*) gleaned from previous meetings and contributions from absent members Barbara Hunt and Pete Compare. Various concerns and considerations were discussed including the rezoning of lots in the R-2 Zone facing north-south streets to R-1A and the economic ramifications of such change; adding zoning requirements for architectural features on long walls; orientation of corner lots; the placement of garage doors; the placement of entry doors; increasing the height requirement; design standards addressing the number of windows and addition of porches and dormers; the construction of duplex structures on oversized lots and parking requirements for additional bedrooms. Mr. Mettler noted that based on personal experience there may be unnecessary fire hydrants in some locations, and the removal of these would increase the number of on-street parking spaces. It was concluded that these concerns should be organized and presented to the planner for consideration and presentation to the board. The request by the Zoning Official to address the parking issue in the B-1 Zone was noted and will be addressed more thoroughly at a future meeting.

Mayor Groon informed the Board that the Borough has submitted an Open space permit application for a bike path on the beach from Rambler Rd to Jefferson Ave. and a walking path on the beach from Heather Rd. to Rambler Rd. He elaborated on the proposed dune to be created by the Army Corps of Engineers.

No members of the public spoke.

There are no applications to come before the Board on 1 February 2017. The Board will meet on that date to discuss ongoing business.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mr. Schiff, second by Mr. Melchiorre, and unanimous voice vote, at 6:50 p.m.

Date\_\_\_\_\_ Planning Board Secretary\_\_\_\_\_