

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 8 JANUARY 2020 5 p.m.

Solicitor Robert Belasco 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 was taken by the secretary: Alvarado, absent; Cava, present; Daniels, present; Davenport, present; D'Antonio, present; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, present; Thompson, present; Solicitor Belasco, present; Secretary Rogers, present.

This was the annual reorganization meeting.

Solicitor Belasco swore in Board members present, and they reaffirmed the oath of office.

The Solicitor presided for the election of Officers:

On nomination of Mrs. Gould, second by Mr. Thompson and unanimous roll call vote with Mr. Davenport abstaining, Patrick Davenport was elected chairman for the 2020 calendar year;

On nomination of Mrs. Gould, second by Mr. Melchiorre and unanimous roll call vote with Mr. Mettler abstaining, Frederick Mettler was elected vice-chairman for the 2020 calendar year.

Resolution PB-A-20-01 was memorialized reflecting election of Officers for the 2020 Calendar Year on motion of Mrs. Gould, second by Mr. Cava by unanimous roll call vote with Mssrs. Davenport and Mettler abstaining.

On nomination of Mr. Cava, second by Mrs. Gould and unanimous roll call vote, Deborah Rogers was appointed secretary for the 2020 calendar year.

Resolution PB-A-20-02 was memorialized reflecting appointment of secretary for the 2020 Calendar Year on motion of Mr. Cava, second by Mrs. Gould and unanimous roll call vote.

On nomination by Mrs. Gould, second by Ms. Daniels and unanimous roll call vote, Robert T. Belasco, Esq. was appointed solicitor for the 2020 calendar year.

Resolution PB-A-20-03 was memorialized reflecting appointment of solicitor for the 2020 Calendar Year on motion of Mrs. Gould, second by Ms. Daniels and unanimous roll call vote.

Resolution PB-A-20-04 memorializing hiring of engineer Marc DeBlasio for the 2020 Calendar Year;

Resolution PB-A-20-05 memorializing hiring of planners Taylor Design Group for the 2020 Calendar Year;

Resolution PB-A-20-06 memorializing hiring of Mott MacDonald Coastal Engineer for 2020 Calendar Year; and

Resolution PB-A-20-07 memorializing dates, places and publication of meetings for the 2020 calendar year were memorialized by acclamation on motion of Mrs. Gould, second by Mr. Thompson and unanimous roll call vote.

Mr. Belasco, Mr. DeBlasio and Mrs. Rogers thanked the Board for the appointments.

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 13 November 2019 and approve as distributed, Mr. D'Antonio seconded. Roll call: Hunt, abstain; Melchiorre, yes; Mettler, abstain; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, yes; Davenport, yes; Thompson, yes; Gould, abstain. Minutes approved as distributed.

There was one application to come before the Board:

PB-19-11-01: MAHALO HOTELS, LLC; owner of the property located at 6501 Ocean Ave., a/k/a blk 50.04, lots 3,4,7, & 8, in the M-1A Zoning District; seeking "c" variance relief and preliminary and final site plan approval to renovate existing motel, adding a 6th floor containing 14 additional units, addition of a new sundeck and pool, additional parking. Applicant represented by Frank L. Corrado, Esq. who requested continuance to the meeting of 5 February without need to renote and republish and waiving time constraints on the Board as his presence and announcement at this meeting constitutes notice. On motion of Mrs. Gould, second by Mr. Thompson, and unanimous rollcall vote: continuance memorialized as Resolution PB-A-20-08.

It was decided by consent an informal concept review committee manned by Planning board members Mr. Davenport, Mr. Thompson and Mrs. Hunt; professionals Marc DeBlasio and Michelle Taylor, the applicant and their professionals will meet Monday, 16 January at 10 a.m. in the Court Room.

There were no resolutions memorializing Board actions.

There were no further administrative resolutions.

Under Old Business, there was no report from the Sunset Lake Committee; there will be an open public meeting at the Firehouse on a Saturday in late March to discuss proposed changes to New Jersey Avenue. Mr. Thompson said more members of the public should be available to attend at that time. The parking requirements in residential zones will be carried on the agenda. The secretary reported the tax assessor has taken action to merge remaining undersized lots.

Under New Business the Solicitor reviewed the JIF pamphlet which has been distributed and highlighted important information and case law, reminding the Board to apply the criteria of the MLUL in their decisions and explaining their immunity protections. He reminded the Board of the criteria for conflict and said in no circumstance can they practice discrimination. He said decisions should be based on the standards of ordinance, the evidence presented and testimony, not the number of members of the public present. Members were required to sign an affidavit attesting to their attendance and training. Mr. Schiff asked if a mechanism could be put in place to inform Planning Board members of pending borough projects. Discussion ensued, the Board was reminded they can attend Commission meetings and minutes of Board of Commissioners meetings are posted on the Borough web page. Commissioner Gould said Borough Administrator Connie Mahon is also available to answer questions.

No members of the public spoke.

The Board will meet on 5 February at 5 p.m.

On motion of Mrs. Gould, second by Mr. Mettler and unanimous voice vote, the Chairman adjourned the meeting at 6:20 p.m.

Deborah Rogers
Planning Board Secretary