

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 5 April 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, present; Compare, absent; Davenport, present; Melchiorre, present; Schiff, present; Sciarra, absent; Hunt, absent; Mettler, present; Gould, present; Groom, present; Solicitor Belasco, present; Board Engineer Plevier, absent; Zoning Official Malia, absent; Secretary Rogers, present.

Mrs. Gould moved to dispense with the public reading of the minutes of the meeting of 1 March 2017 and approve as distributed, Mr. Mettler seconded. Roll call: Alvarado, abstain; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, yes. Minutes approved as distributed.

There were two applications to come before the Board:

PB-17-04-01: Beau Rivage, LLC, 9103 Atlantic Ave., a/k/a blk 170, lots 2,3,4,6.02, seeking extension of prior approval memorialized as resolution PB-12-13; represented by Ronald J. Gelzunas, Esq. Mr. Gelzunas described the prior approval which included several "c" variances for pre-existing conditions to construct a 5th floor on the motel to house guest facilities, but no sleeping rooms in order to make the motel more competitive in today's market. He said the prior approval was protected under the Permit Extension Act which will expire on 30 June of this year. Under NJSA 40:55D-52 up to three extensions of one year each may be requested. A one year extension commencing 30 June 2017 is requested at this time. Mrs. Gould moved to grant the one year extension, seconded by Mr. Melchiorre. Roll call: Alvarado, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, abstain. One year extension commencing 30 June 2017 granted.

PB-17-04-02: Seven Shes Toledo, LLC, owners of the property located at 408 E Toledo Ave., a/k/a blk133.02, lot 2, seeking extension of prior approval memorialized as resolution PB-2004-16; represented by Ronald J. Gelzunas, Esq. Mr. Gelzunas said prior approval was granted to CAVA, Inc and Seven Shes Toledo. LLC recently purchased the property with those approvals. He explained the current owner will be bringing an application before the Planning Board for a different development than was previously approved but in the interim is requesting extension of the approval in place in order to apply for extension for CAFRA. Mr. Gelzunas added that if the Planning Board were to deny the pending application, the owner would have the option of building according to prior approval, but would be obligated to meet current UCC standards. He said the extension if granted would begin retroactive to 1 April 2017 because of the date of the prior approval. Solicitor Belasco explained to the Board that they should determine if the applicant is acting in good faith and therefore extension is deserved. Mrs. Gould moved to grant a one year extension retroactive to 1 April, Mr. D'Antonio seconded. Roll call: Alvarado, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, abstain. One year extension commencing 1 April 2017 granted.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Under Old Business, no rulings on Fair Share Housing have been forthcoming. Discussion from the meeting of 1 March was carried forward regarding setbacks and design standards. Mayor Groom suggested using a fixed setback for each side yard instead of the 25% combined as currently in Ordinance. He also mentioned consideration of allowing architectural details like bow windows to encroach into a setback. Mrs. Gould mentioned that the Board had talked to the planner about a bus tour of the Borough to look at new construction projects. The secretary offered to provide Board members a list of newly constructed and under construction projects so that they can perform self-guided observation of these. Mr. Alvarado asked if underground utilities could be required for new

construction. The secretary was directed to contact the planner and request his report for a future meeting.

Chairman Davenport said the north-south streets and NJ Ave committee concerns have been referred to the planner. Mr. Mettler said he will be meeting with Borough Administrator Connie Mahon on Monday 10 April to discuss dredging of Sunset Lake.

There was no new business.

Under public comment Marian Malec of 131 E Heather Rd commented on the demolition taking place next to her property. Mayor Groon directed her to contact the Construction Official.

There are two applications to come before the Board on 3 May 2017. The Board will meet on that date.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mrs. Gould, second by Mr. Alvarado, and unanimous voice vote, at 6:00 p.m.

Date _____ Planning Board Secretary _____