

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 1 April 2020 5 p.m.

In compliance with Executive Order No. 104 the meeting was not open to the public; Board Members, Solicitor, Secretary and members of the public dialed-in and were recognized upon connection. Board members were identified as Alvarado, Hunt, Melchiorre, Mettler, Schiff, D'Antonio, Cava, Daniels, Davenport and Thompson; Solicitor Belasco and Secretary Rogers were recognized. Members of the public identified themselves as Paul Pawlowski, Roland Roy Jr., George Pawlowski Jr., George Pawlowski Sr., Alethea Pawlowski and Melissa Roy.

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

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 4 March and approve as distributed, Ms. Daniels seconded. The secretary called upon those members present and eligible to vote. Roll call: Hunt, yes; D'Antonio, yes; Cava, yes; Daniels, yes; Davenport, yes; Thompson, yes. Minutes approved as distributed.

There were no applications to come before the Board.

There was one resolution memorializing Board actions:

PB-20-11 reflecting approval with conditions of application 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 was memorialized on motion by Mr. D'Antonio, second by Mrs. Hunt and roll call vote. The secretary called upon those members present and eligible to vote. Roll call: Hunt, yes; D'Antonio, yes; Cava, yes; Daniels, yes; Davenport, yes; Thompson, yes.

There were no administrative resolutions.

Old Business was carried to the next meeting.

New Business was carried to the next meeting.

In the public portion Paul Pawlowski, owner of the Compass Motel located at 6501 Atlantic Ave., asked about obtaining a copy of the resolution. Solicitor Belasco answered once the memorialization has been published, the resolution becomes a public document and a copy can be obtained by submitting an OPRA request.

George Pawlowski, owner of the Compass Motel located at 6501 Atlantic Ave., expressed the same point and asked if any public attended the meeting. Solicitor Belasco said one member of the public was in attendance, and he is named in the resolution. Mr. Pawlowski expressed concern that there were no further notices after the initial mailing noticing the November meeting. Solicitor Belasco answered the adjournment was duly advertised, memorialized in Board resolutions and published in accordance with the MLUL.

Paul Pawlowski said there were no plans available at the November meeting. Solicitor Belasco said the Board had only initial plans and necessary modifications to these were the cause for adjournment. Mr. Pawlowski said no plans were available to the public. Secretary Rogers spoke, identifying herself as Land Use Secretary and Technical Assistant to the Construction Official, and explained the originally-submitted plans were available to the public in the Construction/Zoning Office for a period of ten days prior to the meeting. She added those plans required modification because of structural issues discovered that needed to be addressed. Solicitor Belasco supported this statement. Mr. Pawlowski went on to say neighbors of

the project were not aware of the hearing. The Solicitor said the applicant's attorney had acquired the requisite 200' mailing list from the Borough Tax Assessor and accomplished the certified mailing had been accomplished in timely manner, adding the applicant need only provide proof of mailing not proof of receipt to satisfy the requirement; and only the initial mailing was required as continuations were announced in open public meeting, memorialized and published.

Melissa Roy, owner of the VIP Motel located at 6505 Atlantic Ave., opined it would have been nice if the neighbors had been renotified, adding the addition to the motel will block views. She expressed concern about the precedent set by this approval. The Solicitor explained each application stands on its own merit and does not set precedent with the Board relying on evidence and testimony.

George Pawlowski Sr., owner of the Compass Motel located at 6501 Ocean Ave., said he objected to the mailing and felt the application had been hush-hush and neighbors were lost in the shuffle and were steamrolled. He opined it will set precedent and affect the Master Plan, and he objects to the variance relief granted the applicant. Solicitor Belasco explained the standards for approval of "c" variance relief, including hardship and the purposes of zoning; he said the certified mailings were sufficient and adjournments are permissible. The solicitor said in his legal opinion the applicant complied. Mr. Pawlowski concluded saying he would have objected. Chairman Davenport said from the Planning Board perspective every application is treated on its own merit, one application does not affect another. He added the Construction/Zoning Office is open for the public to view applications and plans saying this is how the process works. Mr. Pawlowski said that by receiving only one registered letter he felt they had been steamrolled by the process. The Chairman replied the requirements had been met.

The Chairman closed the public portion.

The Board will meet on 6 May at 5 p.m., hoping to meet as usual at Borough Hall.

On motion of Mr. Alvarado, second by Mrs. Hunt and unanimous voice vote, the Chairman adjourned the meeting at 5:41 p.m.

Deborah Rogers
Planning Board Secretary