

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 3 April 2019 5 p.m.

In the absence of the chairman and vice-chairman, Commissioner Joyce Gould presided and 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 Commissioner Gould.

Roll call was taken by the secretary: Alvarado, present; Cava, absent; Davenport, absent; D'Antonio, present; Melchiorre, present; Schiff, present; Sciarra, absent; Hunt, present; Mettler, absent; Gould, present; Thompson, present; in the absence of Solicitor Belasco, David Stefankiewicz, Esq. acted as solicitor; Secretary Rogers, present; Planner Michelle Taylor, present.

Mr. Schiff moved to dispense with the public reading of the minutes of the meeting of 6 March and approve as distributed, Mr. Alvarado seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Thompson, abstain; Gould, abstain. Minutes approved as distributed.

There was one application to come before the Board:

PB-19-04-01: Anthony & Dianne Benedetto and Ernest & Cassandra Benedetto, owners of the property located at 403-407 E Miami Ave; a/k/a blk 117.02, lots 3.02,5.02,5.01,7, 9 & 11.01; in the M1-B Zoning District proposing to consolidate lots and subdivide into two 68.51' X 90' parcels. (The Tax Assessor has assigned addresses as 403 E Miami Ave, lot 5; and 407 E Miami Ave, lot 9.) Applicants represented by Doreen Y. Corino, Esq. Ms. Corino described the existing conditions as six small lots containing two older single-family homes. She said the intent is to create two lots of equal size and construct a single-family home on each in accordance with the requirements of the R-2 Zone as per the Land Use Ordinance.

Solicitor Stefankiewicz concurred saying this is an as of right subdivision.

Mr. Thompson moved to approve the application, Mr. D'Antonio provided the second. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Thompson, yes; Gould, yes. Application approved.

There were no resolutions memorializing Board actions.

There was one administrative resolution:

PB-A-19-08: Supporting Board of Commissioners action on Ordinance 1303 addressing cultivation and sales of marijuana and related products. Mrs. Hunt moved to adopt the resolution, Mr. Alvarado provided the second. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Thompson, abstain; Gould, abstain.

Under Old Business, the Community Design Sub-Element Volume II regarding the B-1 Business Zone and Central Business District (CBD) was previously distributed to the Board, and Chairman Davenport asked the Board to review specific sections for discussion.

Samuel Wilson, Chairman of the Green Team, asked to address the Board. Mr. Wilson presented talking points and a product overview for electric car charging stations (attached hereto and made part hereof). He briefed the Planning Board on the increasing need for these and possible locations for installation, including the Sunset Lake area, Library and Old Library, and the CBD. He opined that considering projected improvements to NJ Ave, the charging stations could provide incentive for visitors to come to the area. The Board looked favorably upon the presentation.

Planner Michelle Taylor led the discussion of the NJ Ave Business District saying the Master Plan has addressed the B-1 Zone over the years. She noted page 7, Capital Improvements; p. 11, the Rogers Brooks report overview; p. 21, the Summary of Objectives; she noted the chart on p. 27; and p. 29, the summary of proposed changes to the Zoning Ordinance. Mrs. Taylor highlighted recommendations included in the report; specifically, the Brooks report recommendation for quick action to draw attention to the CBD by making the space usable and visible, and the summary recommending "branding" of the Crest through similar street furniture, color scheme and public improvements. Board members asked about the possibility of angled parking on NJ Ave and the number of spaces gained, the addition of electric car charging stations, and a plan for the street. It was noted the County has not been forthcoming

with a plan for the street width, traffic patterns and parking. Discussion included procuring the vacant lot at the corner of NJ Ave and Wisteria Rd; there are pros and cons. Meter parking, time limitations and the price of metered parking were a concern. Mrs. Taylor said the redevelopment process begins with the government through the designation of areas to be rehabilitated. The possibility of incentives, perhaps tax abatements, was discussed. In conclusion, Mrs. Taylor said the plan as submitted is feasible.

Under New Business the secretary said the Green Team is in need of a member and it would be beneficial to both to have a liaison member from the Planning Board. Main street New Jersey is being re-established and there are upcoming workshops. Grant money will be made available through participation.

In the public portion, Alan Seijas, 6810 Seaview Ave., Chairman of the Zoning Board of Adjustment, spoke. Mr. Seijas said he attended the Roger Brooks meetings and asked if the redevelopment of NJ Ave is on track. Mrs. Gould said Roger Brooks has retired, but his firm continues the same work under new leadership. She said Mayor Cabrera and Mr. Brooks had discussed a theme for the downtown area. Mr. Thompson said the commissioners are looking at coordinated streetscape furnishings. As the county is responsible for the street and infrastructure, the Borough is subject to its timetable, and work might not begin until 2022.

The Board will meet on 1 May 2019.

There being no further business, Commissioner Gould adjourned the meeting on motion of Mr. Schiff, second by Mr. Alvarado, and unanimous voice vote, at 6:05 p.m.