

**THE BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 7 April 2021 5 p.m.**

Chairman Patrick 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, absent; Cava, absent; Daniels, absent; Davenport, present; D'Antonio, present; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, present; Thompson, present; Solicitor Belasco, present; Secretary Rogers, present; Joseph Mohnack, DeBlasio & associates, present; Michelle Taylor, TDG, present.

Mrs. Gould moved to dispense with the public reading of the minutes of the meeting of 3 March 2021 and approve as distributed, Mr. Schiff seconded. Roll call: Hunt, yes; Melchiorre, abstain; Mettler, abstain; Schiff, yes; D'Antonio, yes; Davenport, yes; Thompson, yes; Gould, yes. Minutes approved as distributed.

There was one application to come before the Board:

PB-21-04-01: OCEAN SEVEN HOMES ATLANTA, owner of the property located at 419 E Atlanta Ave., a/k/a blk 98.02, lots 13,14,15 in the M-1B zoning district; seeking minor subdivision and "c"1 variance relief to construct two single family homes with swimming pools. Applicant represented by Gory J. Gilman, Esq. Mr. Gilman approached the board and described the application as a minor subdivision to create two 50' x 175' lots in the M-1B zoning district conforming for single family development but requiring "c"1 and "c"2 variance relief for front and side yard setbacks, height (under 10%), lot coverage, rooftop decks, garage door setback, pool, landscaping, and design standards. He opined this development will be "beyond compare" in the borough.

Thomas D'Arrigo and Christina D'Arrigo of TJD Architects were sworn in; Vince Orlando of E.D.A. was sworn in and recognized as an expert. Ms. D'Arrigo entered exhibit A-1 showing a rendering of the proposed structures and described each as a nine bedroom, eight and two half-bath single family dwelling; she described the design, proposed materials, and outdoor living space. Referencing pages SK-2, SK 2.1 and SK 2.2 she testified the lot adjacent to Atlanta Ave will provide a 21' ft wide easement at the rear to provide access to the interior lot. She said each structure is proposed to have a rooftop sundeck which will also house the mechanicals and will be screened to the street by a low wall. Referencing SK-3 she said revised plans will be provided showing compliance with height requirements. Board members asked if the height could be made compliant through reduction of ceiling height. Ms. D'Arrigo said they intend to reduce ceiling heights to 9' on the first floor, 10' on the second and 9' on the third to accomplish this. Board members expressed concern about the size and design of the decks and possible deviation from the renderings and plans to accommodate buyers.

Vince Orlando testified as to the subdivision and site plan saying this is an opportunity for the board and represents a new vision for the borough. He said if the parcel were developed to maximum capacity, it could hold eight residential units at a 65' height or a motel. He reminded the board each application stands on its own merit. He opined three purposes of the act are satisfied: i., e., and a. adding "a rising tide lifts all boats" saying this satisfies the positive criteria. Under the negative criteria, he said the residential use is more beneficial than motel or multi-family, and the neighborhood will be enhanced. He further opined there is no detriment to the zone plan as it is a permitted use and upholds the design standards. Mr. Orlando charged the board to apply a balancing test.

Chairman Davenport said if this were only a subdivision without plans less attractive structures could be built, but a motel would be advantageous.

Mr. Orlando noted the small building to the north will be removed. He said there are no safety concerns with access to the interior lot and sufficient turning radius and access for emergency vehicles will be provided.

Mr. Gillman reiterated the relief sought adding the lots are deeper than average.

Answering the expression of concern from Chairman Davenport the applicant agreed to increase the turning radius into the garage to 24' on the interior lot, also agreeing to this as a condition of approval.

The applicant requested a recess at 6:05 p.m. The hearing reconvened at 6:15 p.m.

Mr. Gillman referenced the renderings and concluded the applicant's presentation.

Mr. Schiff initiated discussion regarding the setbacks to the decks; Mr. Orlando said these will create a small encroachment. Mr. Davenport and Mr. Mettler asked about the height of the proposed structures and offstreet parking for the lot adjacent to Atlanta Ave. Mr. Orlando responded the houses will be three stories and there are four offstreet spaces proposed for the house adjacent to Atlanta Ave. adding the easement provides adequate access for emergency vehicles, and parking on the inside lot will be head-on to the garage, not perpendicular to the garage door. There was discussion about the setbacks and wall modulations between the houses.

Professional reports attached hereto and made part hereof from TDG and DeBlasio & Associates were read into the record. Michelle Taylor asked for clarification on the decks and the entry to the garage at 24' as there will be support pillars for the structure above. She also questioned the pool setback at 5' and height of fencing. Joe Mohnack said the easement appears adequate for safety but commented the fence should be pulled back to 10' from the property line adjacent to the street to maintain the site triangle. He said most review comments had been addressed. Mrs. Taylor asked about stormwater attenuation to which Mr. Orlando replied all stormwater will be retained on site. Answering Mrs. Taylor Mr. Orlando said the pool setback and pedestrian walkway will comply with CAFRA requirements.

Chairman Davenport reviewed the application and comments for board discussion noting removal of balconies on the north side, "pulling back" the fence, 24' to garage doors, the height of the interior fence at 4' to the façade then ramp up to 5', building height at 42'8" and eave height at 23'.

Mr. Gillman said the applicant will comply with conditions and return to the board for additional variance relief if needed. Thomas D'Arrigo testified saying the spirit, flavor and architectural character of the renderings will be maintained. Mrs. Hunt expressed concern about the rooftop decks. Mrs. Taylor observed there is a lot of mass on the upper floors of the houses adding she cannot see fulfillment of purpose "a", and there are no true wall offsets on the first floor. She noted the first floor living area is 50% smaller than the third floor and if the rooftop deck is not allowed modulation should be provided for the placement of equipment. Mr. D'Arrigo said he believes these concerns are mitigated by the design. Mr. Mettler observed the lack of modulation on the interior walls.

Professional reports concluded.

No members of the public spoke.

Solicitor Belasco read the findings of fact into the record describing the property and variance relief sought, noting testimony and conditions of approval: submission and approval of a revised plan showing 42'8" in height and the drive aisle at 24' with a 16' easement for access, fence set in at 10', conditions in the professionals' reports, construction will comply with the renderings or additional relief will be sought, lot numbers and addresses will be assigned by the tax assessor, the map filing fee of \$100.00 per lot will be paid, and listed exhibits. Mrs. Hunt moved to accept the findings, Mr. Schiff seconded. Roll call: Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Thompson, yes; Gould, yes. Findings accepted.

Chairman Davenport opened deliberation noting the variances to be addressed as this is not just a subdivision. He opined the design looks great but could be adjusted to meet ordinance requirements expressing concern about the rooftop decks and lack of modulation in the walls. Mr. Thompson said the interior walls will not be visible from the street; Mr. Davenport replied these will be visible from the beach. Mr. Schiff said the design is in keeping with the character of the area. Mrs. Hunt expressed concern about the rooftop decks prompting discussion among board members about variance relief and design concerns. Answering Mr. Davenport, the applicant agreed to a condition to maintain the various colors and materials on the facades. Mr. Gillman said landscaping concerns will be addressed.

Mr. D'Arrigo concluded saying the buildings were sensitively designed with the integration of the hvac units. Mr. Orlando added reducing the roof pitch would compromise the design.

After discussion as to how to proceed, Mr. Schiff moved to approve the subdivision only, Mr. Mettler provided the second. Roll call: Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Thompson, yes; Gould, yes. Subdivision approved.

Mrs. Hunt moved to approve the "c" variance relief except the rooftop decks and height, Mr. Schiff provided the second. Roll call with board members expressing reason for vote as recorded: Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Thompson, yes; Gould, yes. Relief approved.

Mr. Schiff moved to approve the rooftop decks, Mr. D'Antonio provided the second. Roll call with board members expressing reason for vote as recorded: Hunt, no; Melchiorre, no; Mettler, no; Schiff, no; D'Antonio, no; Davenport, no; Thompson, no; Gould, no. Rooftop decks denied.

Mrs. Hunt moved to approve the height variance, Mr. Schiff seconded. Roll call with board members expressing reason for vote as recorded: Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Davenport, no; Thompson, yes; Gould, yes. Relief approved. The applicant will submit revised plans for review and approval by the board professionals and zoning official showing the means of accessing the rooftop mechanicals.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Under Old Business, regarding the Sunset Lake Committee Mr. Mettler said nothing has changed. There was no report on Centers Designation.

Under new business the board has been asked by the B.o.C. to consider a NJ Ave redevelopment zone without condemnation. Taylor Design Group will participate and prepare. Solicitor Belasco explained the new state requirement for an updated cannabis ordinance. Solicitor Belasco said the applicants are appealing the decision of the appellate court regarding the Mahalo.

No members of the public spoke.

The next regularly scheduled meeting is 2 June, there are two applications to come before the board on that date.

On motion of Mrs. Gould, second by Mr. D'Antonio and unanimous voice vote, the Chairman adjourned the meeting at 7:40 p.m.

Deborah Rogers  
Planning Board Secretary