

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 5 May 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, present; Cava, present; Daniels, present; Davenport, present; D'Antonio, present; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, present; Thompson, absent; Solicitor Belasco, present; Secretary Rogers, present; Joseph Mohnack, DeBlasio & Associates.

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 were two applications to come before the Board: (Due to a scheduling conflict with a presenting professional, the applications were taken out of the order on the agenda by agreement of the board and applicants)

PB-21-05-02: Pan American, LLC; owner of the property located at 5901 Ocean Ave., a/k/a blk 26.04, lot 1; seeking minor site plan, "c"1 and "c"2 variance relief to construct an elevated terrace adjacent to the existing restaurant for thirty-two seats. Applicant represented by Andrew Catanese, Esq. Jack Morey, stakeholder in the Pan Am, and Vincent Orlando, professional engineer and planner, were sworn in. Mr. Morey provided a history of the hotel and described the proposed project as a raised terrace to accommodate additional outdoor seating for the existing restaurant, noting outdoor dining has become much more popular. Answering Mr. Catanese, he said about 60% of the restaurant clientele are hotel guests, although dinner is mostly walk-in guests. Mr. Morey said there is no designated parking for the restaurant, but especially in the evening meter parking is more available on the street. Vince Orlando, who has been previously qualified as an expert, was called to testify. He explained existing on-site conditions saying nonconformities will not be exacerbated. Mr. Orlando said the proposed terrace will be above grade and accessible only from the hotel. He added the borough master plan and re-examination report call for support of hotels and motels. Defending the application under the "c"2 criteria, Mr. Orlando opined the benefits of granting approval would outweigh any detriments saying purposes of the act a., g., and i. are met showing a rendering of the proposed terrace which was marked Exhibit A-1. Mr. Orlando further opined this will be a more efficient use of the land and support the tourism industry and will have no negative impact on the neighborhood or zone plan as well as supporting the master plan.

Mrs. Gould asked for an explanation of the rendering. Mrs. Hunt inquired as to the height of the terrace with Mr. Catanese replying it will be about 5'4" to the top of the railing; Mr. Orlando added it will be about 3' to the top of the terrace. Mr. Morey said there will be landscaping to soften the edge. Answering board questions, the applicant further explained the site plan and parking situation, and said the terrace is part of the restaurant operating with the same menu and hours.

Board Engineer Joe Mohnack entered his report into the record and asked if awnings are proposed. Mr. Morey said only umbrellas will be used over the tables. Answering his inquiry about the pitch of the patio and access, Mr. Orlando said the pitch will meet ADA requirements adding there is an access ramp into the lobby from which the restaurant and terrace are accessed. Mr. Orlando said all signage will remain the same and CAFRA permitting is not required as the building was constructed prior to 1972. Mr. Mohnack and Solicitor Belasco agreed the resolution should reflect four variance reliefs, including pre-existing conditions. Mr. Morey and Mrs. Hunt simultaneously expressed the need for additional bike racks with Mr. Morey saying he will "figure it out."

No members of the public spoke.

Solicitor Belasco read the findings of fact into the record describing the application and relief sought. Mrs. Hunt moved to accept the findings, Mr. Schiff seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, abstain; Davenport, yes; Gould, yes. Findings accepted.

Board members were in agreement granting the relief will not harm the zone plan or neighborhood, is in keeping with the master plan, enhances the hotel-motel district, and is generally beneficial.

Mrs. Gould moved to approve the application, Mr. Schiff seconded. Roll call: Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, abstain; Davenport, yes; Gould, yes. Application approved.

PB-21-05-01: Blue Bee Pro, LLC; owner of the property located at 7601 Seaview Ave, a/k/a blk 98.01, lots 15 & 16; seeking minor subdivision and "c"2 variance relief to construct two single family homes. Applicant represented by Thomas Hillegass. Mr. Hillegass approached the board and introduced John Helbig of Dante Guzzi engineering, and Dmitry Kaptsov and William Platt (who plans to occupy the house on proposed lot 16), owners of the property. Mr. Hillegass said they are requesting to subdivide the property to create two conforming lots suitable for single family development and seek "c"2 variance relief for deviations from the land use ordinance. Blue Bee will construct the homes. Mr. Helbig recited his credentials and was qualified as an expert. Msrs. Helbig, Platt and Kaptsov were sworn in. Mr. Helbig described the subdivision, a 7200 sq ft parcel will be subdivided into two 3600 sq ft lots each with a proposed moderately sized single family home consistent with the area. He described the architectural upgrades and proposed parking on each site noting 65.4% total lot coverage, and 38.3% total building coverage are proposed requiring variance relief. He opined the nature and scale of the structures is consistent with the neighborhood and purposes of the act b., c., e. and are i. are met. Exhibits A 1-5 were introduced. Mr. Kaptsov described the designs and identified each rendering. Mr. Helbig said variance relief is sought to orient the corner structure to Farragut Rd. rather than Seaview Ave. with the driveway on Seaview Ave. Mr. Hillegass described the waivers being sought; Mr. Helbig said this is justified saying there is no harm to the public good. Mr. Davenport and Mrs. Hunt expressed concern about the house orientation to the east-west street saying relief does not uphold the zoning ordinance. Mr. Kaptsov retorted it is a more practical and attractive design. Mr. Davenport noted the ordinance has been changed for a reason and he does not see this as feasible.

The applicant requested a short recess at 6:15 p.m.

The board reconvened at 6:22 p.m.

Mr. Hillegass said the applicant will redesign the structure to front on Seaview Ave. Answering Mr. Davenport, he said they will retain the variance request for 38.3% lot coverage.

Board Engineer Joe Mohnack entered his report into the record. Mr. Hillegass said the applicants agree to all aspects of the report.

No members of the public spoke.

Chairman Davenport clarified the variance relief for the proposed lots.

Solicitor Belasco read the findings of fact into the record noting the variance relief sought adding the requirement for payment of the \$100.00 per lot map filing fee as a condition.

Mrs. Hunt moved to accept the findings, Mr. Alvarado provided the second. Roll call: Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, abstain; Davenport, yes; Gould, yes. Findings accepted.

Mr. Cava moved to approve the application with conditions as outlined in the findings, Mr. Alvarado provided the second. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, abstain; Davenport, yes; Gould, yes. Application approved.

There was one resolution memorializing Board actions:

PB-21-09: memorializing approval with conditions of application 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. Mr. Schiff moved to memorialize the resolution, Mrs. Gould seconded. Roll call: Alvarado, abstain; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, abstain; Daniels, abstain; Davenport, yes; Gould, yes. Resolution memorialized.

There was one administrative resolution:

PB-A-21-10: Board action and recommendation to Board of Commissioners regarding proposed cannabis ordinance. Mr. Schiff moved to memorialize the resolution, Ms. Daniels seconded. Roll call: Alvarado, abstain; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, yes; Davenport, yes; Gould, abstain. Resolution memorialized.

Under Old Business, regarding the Sunset Lake Committee Mr. Mettler said there is community support for back bay dredging.
There was no report on Centers Designation.

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