

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 7 June 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, present; Davenport, present; Melchiorre, present; Schiff, present; Sciarra, present; Hunt, absent; Mettler, absent; Gould, present; Groom, present; Solicitor Belasco, present; Board Engineer Plevier, absent; Board Planner, Michelle Taylor, present; Zoning Official Malia, absent; Secretary Rogers, present.

Mrs. Gould moved to dispense with the public reading of the minutes of the meeting of 3 May 2017 and approve as distributed, Mr. Schiff seconded. Roll call: Alvarado, yes; Compare, yes; Sciarra, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, abstain. Minutes approved as distributed.

There were two applications to come before the Board:

PB-17-05-02: Seven Shes Toledo, LLC, owner of the property located at 408 E. Toledo Ave.; a/k/a blk 133.02, lot 2; seeking major preliminary and final subdivision with "c" variance to create five lots suitable for single family development from the parcel. Applicant represented by Corey Gilman, Esq. Vince Orlando, professional planner, was sworn in. Mr. Orlando has previously been qualified as an expert. Mr. Gilman reminded the Board of the outcome of the workshop session. Two renderings were distribute4d to the Board and marked A-2 and A-3. Mr. Orlando said A-2 depicts a typical site plan for the beach-front lots showing the location of the pool and the house with a "stepped" façade to comply with DEP regulations. He noted changes resulting from suggestions at the workshop session: the hip roof on the first floor will be a minimum of 24' wide; the building will be approximately 22' from the sidewalk, and the front will be offset to 14' with a 2' indentation that carries to the second floor; the garage door is 20' from the property line, with the front entry inset at 12'. He said this will create "a lot of movement in the building." He noted the street façade includes 30% fenestration. Mr. Groom asked for clarification as to which property was depicted, noting these should be considered one at a time. In answer to Board questions, Mr. Orlando described the design including the location of the pillars also noting that the total glass area on the front is more than 30% when the windows on the doors are included. He said there is no exposed façade on the west side of the building. Mr. Orlando outlined the variance relief being sought for the beach-front lots as front yard setback, eave height, relief for height less than 10% of the permitted height of the buildings, fronts on an unimproved street (Beach Ave.) for lot "E", swimming pools in the front yard, four story buildings where three story single family homes are permitted, and two curb cuts on Toledo Ave totaling 30' where one curb cut totaling 20' is permitted. Mr. Orlando said the additional curb cut is for an easement to allow access to lot "E" which is land-locked, adding the easement will accommodate the utilities as noted in the Board Engineer's report. He said the permitted allowable height for a single family home is 39.5' and the proposed structures will be 42.5' to the peak of the roof. Mr. Orlando pointed out to the Board that each single family home is designed to provide four off-street parking spaces, with two in the garage and two in the driveway. He said they have tried to mitigate variance relief through design. The Board entered into discussion including Mr. Orlando and Board Planner Michelle Taylor. Design elements and architectural features to lessen the impact of the structures from the street were considered. The building dimensions of the houses fronting on Toledo Ave were reiterated as setback to the building at 12', bump-out at 14' and height from BFE at 42.5'. Jeffrey J. Curran, Builder, was sworn in. He joined the discussion of ceiling heights as related to building height and number of stories. Mr. Orlando opined that the proposed design for structures on the interior lots (those fronting on Toledo Ave; denoted as lots A, B & C) have "a lot of character". He said the porches occupy no more than 60% of the building width and said the design could reflect building setback at 18', the parapet roof at 16', stoop at 12' and 20' to the garage door. Solicitor Belasco reminded the Board to refer to Zoning Official Malia's report regarding the required variance relief. Mr. Orlando said the variance relief sought for the interior lots (designated A, B & C on A-5) is front yard setback for the decks and porches, height and fourth story. The proposed setbacks for the decks is 12' for the first level deck, 14' for the second, and 15' for the third; the porch would be set at 11' with the entry stairs encroaching at no more

than 8'. Discussion involving Board members and Planner Michelle Taylor continued addressing design elements for the subject lots. Mr. Orlando interjected regarding the specificity of design saying if the lots are sold, buyers may not want that particular design, but will have parameters guiding design. Mr. Groom expressed concern that allowing a fourth story on a single family home is new territory for the Borough although approval would not set precedent. Mr. Gilman introduced James Mikula, owner of the property. Mr. Mikula was sworn in. Mr. Mikula reminded the Board of the prior approvals, but added he would prefer to build "majestic" single family homes. He described the location pointing out that the back of the houses on Toledo will face the back of a motel. He gave his word this development will be "top on the island." Mr. Gilman closed their presentation.

No members of the public spoke.

The board entered into deliberation beginning with the interior lots. They went over the requested variance relief, noting the decks would occupy no more than 60% of the front of the house, and the façade would contain a minimum of 30% fenestration. Mayor Groom and Michelle Taylor were both of the opinion that the context of the development is different because of the surrounding buildings rendering height less of a consideration. Mr. Compare that shrinking the upper floor to lessen the bulk of the building would look worse than allowing the fourth floor as depicted. The Board again reiterated the requested variance relief. The consensus was that the entry stairs for the interior lots should be located no closer than 10' from the property line.

Solicitor Belasco read the findings of fact into the record including the status of the application and property taxes, the subdivision and variance specifications, the conditions as agreed upon, and variance relief as specific to each lot.

Mr. Compare moved to accept the findings; Mr. Schiff provided the second. Roll call: Alvarado, yes; Compare, yes; Sciarra, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, yes. Findings accepted.

Mr. Schiff moved to approve the application with the conditions as outlined; Mrs. Gould provided the second. . Roll call: Alvarado, yes; Compare, yes; Sciarra, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, yes. Application approved with conditions.

PB-17-05-03: Seven Shes Louisville, LLC, owner of the property located at 451 E. Louisville Ave., a/k/a blk 100.02, lots 15, 17 and 19; seeking minor preliminary and final minor subdivision approval to create four lots suitable for single family development from the parcel. Applicant represented by Corey Gilman, Esq. Mr. Davenport recused as he owns property in the 200' notification area. Mr. Alvarado occupied the chair. Mr. Gilman said the application was similar to application PB-17-05-02 with the exceptions that there are two interior lots fronting on Louisville Ave, and the subdivision will yield four lots suitable for single family development. He said the relief sought includes front yard setback, two curb cuts on one lot, an interior lot not fronting on an improved street, swimming pool in the front yard and height. Mr. Orlando, still under oath, said the proposal mirrors the Toledo Ave project, and they are willing to apply the same standards and accept the same conditions as on Louisville Ave. In answer to Mr. Gilman, Mr. Orlando addressed the criteria of zoning approval saying single family homes are a permitted use in the zone, and there is no substantial detriment to the zone plan or the neighborhood. He said applying the "c"2 criteria, the application meets the purposes of the act under a. it provides appropriate use or development of the land, and promotes the general welfare of the community; b. it provides light, air and open space; and i. it promotes a desirable visual environment. There were no questions from the Board.

No members of the public spoke.

In deliberation the Board recognized the similarity of this application to the prior application and deferred to that deliberation.

Solicitor Belasco read the findings of fact into the record including the status of the application and property taxes, the subdivision and variance specifications, the conditions as agreed upon, and variance relief as specific to each lot. Noting testimony that granting the relief would satisfy the purposes of zoning, and the benefits would outweigh the detriments.

Mr. Compare moved to accept the findings; Mr. Schiff provided the second. Roll call: Alvarado, yes; Compare, yes; Sciarra, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Davenport, recused; Gould, yes; Groom, yes. Findings accepted.

Mrs. Gould moved to approve the application with the conditions as outlined; Mr. Sciarra provided the second. . Roll call: Alvarado, yes; Compare, yes; Sciarra, yes; Melchiorre, yes; Schiff, yes; D'Antonio, yes; Davenport, recused; Gould, yes; Groon; yes. Application approved with conditions.

Chairman Davenport re-entered the meeting at 8:10 p.m.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Under Old Business, no rulings on Fair Share Housing have been forthcoming.

There was no New Business.

No members of the public spoke

There is one application to come before the Board on 5 July 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. Sciarra, and unanimous voice vote, at 8:20 p.m.

Date_____ Planning Board Secretary_____