

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 2 August 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, absent; Schiff, present; Sciarra, absent; Hunt, present; Mettler, absent; Gould, present; Groom, present; Solicitor Belasco, present; 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 5 July 2017 and approve as distributed, Mr. Alvarado seconded. Roll call: Alvarado, yes; Compare, abstain; Hunt, yes; Schiff, abstain; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, yes. Minutes approved as distributed.

There were no applications to come before the Board.

There were no resolutions memorializing Board actions.

There was one administrative resolution: PB-A-17-12: Recommending hiring of Mark DeBlasio as Board Engineer for the remainder of 2017, effective 1 August was adopted on motion of Mrs. Gould, second by Mr. Alvarado and roll call vote: Alvarado, yes; Compare, yes; Hunt, yes; Schiff, yes; D'Antonio, yes; Davenport, yes; Gould, yes; Groom, yes.

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

Mr. Groom commented on dredging Sunset Lake. He said the project is moving forward to repair storm damage to the armor tile; there is a 90% grant available. He also informed the Board the kayak ramp will be replaced and underwater rocks will be removed to promote safety. Mr. Groom said the State will be dredging the entrance to the lake and channel adjacent to Shaw Island to the intercoastal waterway. He reiterated that approximately half of the lake is in Lower Twp. Mr. Alvarado said the State action will strengthen navigation lines.

Planner Michelle Taylor initiated discussion about design standards and proposed LUO changes as distributed to the Board in her report as well as Board concerns summarized in a bullet point list. Chairman Davenport suggested addressing one point at a time, starting with building height particularly in relation to ceiling height. Planner Taylor explained that building height is related to BFE and will vary from one side of the Borough to the other. She noted that new construction built to a different standard can render existing structures to look ridiculous. Mr. Groom said freeboard need to be overcome to allow 9' ceilings. Discussion ensued about the look of the island and maintaining the character of the municipality. Planner Taylor informed the Board that there are several means to give architects more flexibility while imposing design standards in order to avoid a "cookie cutter" look. The Board agreed to pursue a 2' height increase, retaining the 5/12 pitch and 2.5 stories. There was discussion about roof-top decks including size and location. Planner Taylor asked the Board to provide her with specifics as to the percentage of rooftop decks permitted on the front of a building. Discussion about rezoning North-South streets to R-1A and requiring orientation to the N-S streets yielded the Planner suggesting design guidelines could address orientation. Planner Taylor also noted that a Master Plan re-examination may be needed. She added that a Community Design Element may be sufficient to address these issues. In addressing requiring underground service as a requirement, the Planner said the high water table on the island presents an issue. The Board and planner addressed standards and identified elements they can work with to suggest ordinance changes including bump-outs and bay windows. The Board requested of the planner to produce a model ordinance reflecting proposed changes.

The solicitor and secretary initiated discussion of changing duplex use in the R-2 zoning district to "conditional". Planner Taylor said doing so would render lot size critical to duplex construction. The Board will continue the discussion in September.

There was no New Business.

No members of the public spoke.

There are no applications to come before the Board on 6 September 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. D'Antonio, and unanimous voice vote, at 6:45 p.m.

Date_____ Planning Board Secretary_____