

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 7 August 2019 5 p.m.

Chairman Patrick Davenport called the meeting to order at 5:00 p.m. and 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; Davenport, present; D'Antonio, absent; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, absent; Thompson, present; Solicitor Belasco, present; Secretary Rogers, present; Zoning Officer Bauer, present.

Mr. Schiff moved to dispense with the public reading of the minutes of the meeting of 5 June and approve as distributed, Mr. Alvarado seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; Cava, abstain; Davenport, yes; Thompson, abstain. Minutes approved as distributed.

There were no applications to come before the Board.

There were no administrative resolutions.

Under new business, Mr. Mettler said he had no update on the Sunset Lake dredging. Commissioner Thompson said the Board of Commissioners is taking action independent of the other municipalities on the island.

Chairman Davenport asked that the matters of parking standards in residential zones and merger of undersized lots carry to the next agenda. Commissioner Thompson said the Board of Commissioners is in discussion about RV parking.

Planner Michelle Taylor was present to discuss the NJ Ave B-1 Zone changes. She showed the "road diet" as proposed by the county and said it contained no traffic calming elements like bump-outs, angle-in parking and no esthetic elements as it includes lined streets. She then showed the Taylor Design Group proposal which adds bump-outs, center islands, vertical plantings, an area of widened right-of-way which could include a 15'-20' section for lease or license to accommodate outdoor seating for restaurants or events. She said this plan includes approximately eight parallel parking spaces on each side of the road with an additional two adjacent to each bump-out as well as a bike lane. Board members expressed approval of this plan. Ms. Taylor said this is not a final plan and must be presented to and approved by the county. Discussion ensued about parking in the CBD. Chairman Davenport said focus is on the blocks between Crocus and Wisteria Roads, adding there are three components to the project – the design and streetscape, changes to the land development ordinance and the affordable housing overlay, and cooperation between the county and borough. The chairman noted the ordinance changes must be kept consistent. Further discussion began about parking issues. The chairman recalled Roger Brooks during his presentation about rebuilding the business district saying parking lots are not a preferred use of land in a business district. He added the Board of Commissioners, Planning Board and concerned citizens need to be on the same page moving forward. Mrs. Hunt noted residential units above business uses are salable. Ms. Taylor said the Borough needs a parking study; she perceives more of a parking management issue than a parking issue. The chairman opined the board is "getting ahead of itself" in concentrating on issues that have not yet developed, saying we need to invite residents and business owners to a future meeting to discuss the district. Ms. Taylor said our focus should be to create a space where people want to be. Chairman Davenport outlined the plan of action saying the board must complete the recommended ordinance change for submission to the Board of Commissioners and there is value in meeting with the public. The NJ Ave subcommittee will meet with Michelle Taylor prior to the next Planning Board meeting on a convenient date to be established. Ms. Taylor closed the discussion saying we cannot just build a streetscape and hope they will come.

There was no new business.

No members of the public spoke.

The next regularly scheduled meeting is 4 September. The secretary brought the Green Team's Trex recycling initiative to the attention of board, noting collection locations.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mr. Alvarado, second by Mr. Schiff, and unanimous voice vote, at 6:30 p.m.

Deborah Rogers
Planning Board Secretary