

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 2 October 2019 5 p.m.

Chairman Patrick Davenport called the meeting to order at 4:30 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; Daniels, present; Davenport, present; D'Antonio, absent; Melchiorre, present; Schiff, present; Hunt, present; Mettler, present; Gould, absent; Thompson, absent; Solicitor Belasco, present; Secretary Rogers, present; Zoning Officer Bauer, present.

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 4 September and approve as distributed, Mr. Mettler seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; Cava, yes; Daniels, yes; Davenport, yes. Minutes approved as distributed.

There were no applications to come before the Board.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Mrs. Gould and Mr. Thompson entered the meeting at 4:40 p.m.

As it is anticipated there will be lack of a quorum for the next scheduled meeting 6 November, on motion of Mrs. Hunt, second by Mr. Alvarado and unanimous roll call vote the date of the meeting was changed to 13 November at 5 p.m.

The chairman adjourned the meeting until 5 p.m.

Mr. D'Antonio entered the meeting at 5 p.m.

The meeting reconvened at 5 p.m. Chairman Davenport introduced Michelle Taylor who recited her credentials for the public. Mrs. Taylor showed the NJ Ave preliminary plan (as outlined in the Community Design Sub-element volume 2) and explained the goal is to create a vibrant and dynamic commercial space. She explained that the proposal is to enhance the streetscape, add bicycle lanes and pertaining to Land Use, increase the residential density to accommodate the affordable housing overlay zone. She said plantings and planted islands would be added and signage to promote way-finding. Mrs. Taylor said the consideration for the downtown central business district was an outgrowth of a meeting in May of 2018 featuring Roger Brooks who is an expert in downtown revitalization. She explained the county is planning to work on the infrastructure and has given the Borough the opportunity to redesign the area. Mrs. Taylor said the proposed plan will enhance the riding surface, comply with ADA requirements, enhance bicycle safety, enhance the central core of the B-1 zone; the county proposes to reduce the cartway which will allow an increase in the available pedestrian area between Aster and Sweetbriar Roads. She explained the parking plan noting that eliminating the "islands" currently on the street, extending the curb and creating additional parking on the west side of NJ Ave will lead to no net decrease in parking. Parking for new residential development would be in the rear of any building with a landscaped buffer required adjacent to the residential zone.

Members of the public were invited to ask questions. Anthony Girardo, owner of the property at 5901 New Jersey Ave, expressed concern about his property if zoning ordinance changes. Solicitor Belasco explained that properties can continue to exist as they have, the new ordinance would affect changes to the property. Chairman Davenport explained the Planning Board process saying this is a work in progress. Mrs. Taylor said the county will do something if only painted lines on the street; the borough and county have a symbiotic relationship as the roadway is owned and maintained by the county. She added this will require private investment in properties.

Marjorie Cunningham, owner of 112 W. Aster Rd, asked about liquor licensing. Mrs. Taylor replied that the notion of offering a license came from the meeting with Roger Brooks as a means to attract restaurants and diners to the area.

Fran Fala, owner of 5911 New Jersey Ave., said he has heard many rumors about what the county will be doing to the road and that sewer and water services will be replaced this winter. Chairman Davenport said the county is allowing the borough to have input and that is the focus of this meeting. Mrs. Taylor explained the current county proposal and borough enhancements.

Katherine Kenny, owner of 108 W. Aster Rd, expressed concern about lighting and parking saying businesses cause congestion. Chairman Davenport said the requirement of 1.3 to 1.8 parking spaces per unit would apply to new residential construction. Ms. Kenny said she also objects to three story construction.

Jason Kramer, owner of 6200 New Jersey Ave, said the area needs restaurants and millennials want restaurants with liquor. He asked what is going to happen. Chairman Davenport replied the Planning Board is working to put a plan in place. Mr. Kramer asked if there is a plan to remove Wildwood Linen.

Jeffrey Kelly, owner of 5911 New Jersey Ave, asked what will happen to parking if the "islands" become pedestrian walkways. Mrs. Taylor again explained the proposed parking schematic. He said businesses need parking and he does not see the parking problem being fixed. The chairman said parking will always be an issue. Mr. Kelly said sacrificing parking for outside seating is not viable.

Joe Rothschild, owner of the Econowash Laundromat, also expressed concerns about parking.

Andrew Cyan, owner of 6107 New Jersey Ave, asked of angled parking as opposed to parallel parking could be created.

Discussion ensued regarding the Borough purchasing land to create parking in the B-1 zone with pros and cons presented. Mrs. Taylor said it would benefit the Borough to have a parking study. Solicitor Belasco added this is a Board of Commissioners' decision.

Commissioner Thompson added the Board of Commissioners is aware of the parking issues.

Seth Fuscellaro, owner of 6101 New Jersey Ave, said he is trying to figure out who has jurisdiction (county or borough) and where the line falls on NJ Ave. he said Cardinal Rd is a "nightmare" and the laundry causes a problem adding perhaps areas could be designated for commercial parking. The chairman said many parking options have been discussed, and the Board is trying to address this now so that when the county puts a plan in place we will be prepared, but the county can change their plan.

Mr. Cyan asked if there are any considerations for trash pick-up as currently it is done from the curb; he also expressed concerns about deliveries.

Dean Lion, of 109 w Wisteria Rd, asked if consideration has been given to adding public restrooms.

Mr. Rothschild asked about the availability of grants or low interest loans. Solicitor Belasco said that is out side of the Board's jurisdiction and should be addressed to the Board of Commissioners.

Chairman Davenport closed the public portion at 6:10 p.m. He addressed the public, thanking them and adding many points for further discussion had come up. Vice-chairman Mettler reminded the public the Planning Board holds an open public meeting every month.

The Board entered into discussion about the presentation and public reaction. Concern about the visibility and clarity of the presentation was raised, and it was suggested the computer screen could have been utilized.

Chairman Davenport said he had noted seven comments that merit further attention, but this was a good starting point.

The next meeting will be held 13 November (as acted upon) at 5 p.m. There are two applications to come before the Board at that meeting.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mr. Alvarado, second by Mr. D'Antonio, and unanimous voice vote, at 6:20 p.m.

Deborah Rogers
Planning Board Secretary