

**THE BOROUGH OF WILDWOOD CREST**  
**Planning Board**  
**Meeting Minutes – 7 October 2020 5 p.m.**

Chairman 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. No members of the public or board professionals were present; two professionals on behalf of the applicant were present; there were fourteen people in the room.

Mrs. Hunt moved to dispense with the public reading of the minutes of the meeting of 2 September and approve as distributed, Mr. Cava seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, abstain; D'Antonio, abstain; Cava, yes; Daniels, yes; Davenport, yes; Gould, abstain. Minutes approved as distributed.

There was one application to come before the Board:

PB-20-10-01: Craig D. Atkinson, owner of the property located at 127 W Wisteria Rd; a/k/a blk 40, lots 15, 16 & 17; seeking minor subdivision to create two 45' X 100' lots in the R-2 zoning district. Applicant represented by Lyndsy M. Newcomb, Esq. Ms. Newcomb said the applicant proposes to consolidate three nonconforming lots into two conforming lots. George Swensen, surveyor with the Martinelli Group, was sworn in and explained the proposed subdivision, confirming the dimensions of the proposed lots. Solicitor Belasco told the board this is a "by-right" subdivision and the proposed lot frontages will exceed the minimum requirement for single family development. He noted the report from board engineer Marc DeBlasio which outlines conditions for development, although none is proposed at this time. Solicitor Belasco also noted the required map filing fee of \$100.00 per lot. No members of the public spoke. Board members expressed support for the application.

Mrs. Gould moved to approve the application with the condition of payment of the map filing fee; Mr. Cava seconded. Roll Call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Davenport, yes; Gould, yes. Application approved.

Mr. Alvarado moved to memorialize the approval as resolution PB-20-13; Mr. Schiff seconded. Roll Call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Davenport, yes; Gould, yes. Resolution memorialized.

Mr. Thompson entered the meeting at 5:10 p.m.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Under old business Chairman Davenport addressed New Jersey Ave redevelopment and the CBD referencing the recent report from Taylor Design Group. He said the Planning Board had not made any recommendations regarding alcohol in the B-1 Zone and opined it is not the place of the board to do so. All board members expressed agreement. Mr. Davenport outlined some of the points of the Community Design Sub-Element, the CBD, and changes under consideration for building heights, residential parking requirements and setbacks, saying the ultimate goal is the success of the CBD leading to future expansion. There was board discussion about outdoor dining, signage, bike racks, angled parking and parking lots. The board addressed points stemming from the NJ Ave stakeholders' meeting on 23 Sept. Mrs. Gould said the timeline for the county is to begin work some time in 2022. Further discussion ensued regarding Borough action and the purchase of land to create parking lots. Members expressed concern about brick and mortar retail and future investment in the business zone agreeing that the goal of proposed changes is to beautify the area and create a framework for any development in the zone.

Mr. Mettler had no report on Sunset Lake.

Chairman Davenport said the board will address parking requirements in the residential zones at a future meeting.

There was no new business.

No members of the public spoke.

The Planning Board will meet on 4 November at 5 p.m.; there are no applications to come before the board.

On motion of Mrs. Gould, second by Mr. Alvarado and unanimous voice vote, the Chairman adjourned the meeting at 6:00 p.m.

Deborah Rogers  
Planning Board Secretary