

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 1 November 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, absent; Davenport, present; Melchiorre, present; Schiff, present; Sciarra, present; Hunt, present; Mettler, present; Gould, present; Groom, absent; Solicitor Belasco, present; Board Planner, Michelle Taylor, absent; Zoning Official Malia, absent; Secretary Rogers, present.

Mrs. Gould moved to dispense with the public reading of the minutes of the meeting of 4 October 2017 and approve as distributed; Mr. Schiff seconded. Roll call: Alvarado, abstain; Hunt, abstain; Sciarra, abstain; Melchiorre, yes; Mettler, yes; Schiff, yes; Davenport, yes; Gould, 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.

Under Old Business, Mr. Mettler he will be attending an upcoming meeting with the DOT to discuss dredging of Sunset Lake and the channels. No other committees reported.

The secretary informed the Board that the Board of Commissioners has taken action on the Agreement for a Fair Share Housing Settlement.

Chairman Davenport requested action on the recommendations from the subcommittee.

- 1) Increasing permissible height of residential structures in "R" Zones by two feet; approved on motion of Mr. Alvarado, second by Mr. Metter and unanimous voice vote with Mrs. Gould abstaining.
- 2) Redefining "loft" as "half-story" and clarifying language in the Ordinance in this regard to read "a half-story shall be permitted to contain floor area equaling 1/3 of the area of the floor below"; further – "1/3 of the area of the half-story shall be permitted to be deck or porch; and the remaining 2/3 shall be permitted to be living space"; approved on motion of Mrs. Hunt, second by Mr. Schiff and unanimous voice vote with Mrs. Gould abstaining.
- 3) Requiring 80' frontage (lot width) in the R-2 Zone for lots adjacent to a north-south street for duplex construction; approved on motion of Mr. Alvarado, second by Mr. Schiff and unanimous voice vote with Mrs. Gould abstaining.

The Board discussed changing the building coverage restrictions in residential zones to 35% for the primary with an allowance of an additional 10% for porches, landings, stoops, attached decks and patios (outdoor entry and living space); equating to 45% coverage and requiring a minimum 4' offset on the front façade adjacent to the garage door. Board members agreed they were prepared to vote on this recommendation which was approved on motion of Mr. Schiff, second by Mr. Sciarra and unanimous voice vote with Mrs. Gould abstaining.

These recommendations and additional pending recommendations will be memorialized as a resolution at a later date.

There was no new business.

In the public portion, Rocco Castiglione of 307 E Buttercup Rd inquired as to the impact on the ratable base if the recommendations of the Planning Board are adopted into ordinance. The Solicitor directed his question to the Tax Assessor. Mr. Castiglione also expressed concern about the proposed dune project. Mrs. Gould informed him that the matter was before the Board of Commissioners.

There are no applications to come before the Board on 6 December 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. Alvarado, and unanimous voice vote, at 5:35 p.m.

Date_____ Planning Board Secretary_____