

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 1 June 2022 5 p.m.

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday June 1, 2022, at Borough Hall. The proceedings of the meeting are recorded and available for public inspection.

Chairman Mr. 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:

Patrick Davenport: present	Barbara Hunt: present	Brian Melchiorre: present
Don Cabrera: present	Joe Franco absent	Angel Daniels: absent
Gerry D'Antonio: present	Fred Mettler: present	Pete Cava: present
Bill Bumbernick: absent	Brian Stuart: present	Vince Tenaglia: absent
Brad Vogdes: present		
Board Secretary Karen Duffy: present		
Solicitor Rob Belasco: present		
Engineer Joe Mohnack present		

Mr. Mettler moved to dispense with the public reading of the minutes of the meeting of 4 May 2022 and approve as distributed, Ms. Hunt second, minutes approved as distributed

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: abstain	Gerry D'Antonio: yes	Fred Mettler: yes
Pete Cava: yes	Brian Stuart: yes	Brad Vogdes: abstain

Adoption of the Master Plan Re-examination Report: recommendations presented by Michelle Taylor of Taylor Design Group. Master plan is re-examined at a minimum of every 10 years to identify any issues or concerns going forward in the Borough. The current Master Plan is consistent with the state plan. Modifications that have been implemented have been stormwater control, enhancing public facilities and reducing costs with shared services and providing a variety of building types and to accommodate for affordable housing. State requirements that are being addressed is public electric vehicle infrastructure as well as bulkhead design to incorporate appropriate height to address flood hazards. Cannabis which the town as opted out. Other recommendations/concerns are multifamily conversions; condo conversions of hotels as it impacts the people who purchase and the surrounding residents. The NJ Ave corridor is a topic of discussion with a rehab plan for review to be presented. Recreation plan to talk about getting residents and visitors safely around the island. There will be a summary of recommendations at the back of master plan for review.

Public Comment

Joseph Salerno
6601 Atlantic
Plans for view corridor from Atlantic to the Beach
Zoning change for valet parking commercial/res
Parking

Per Chairman Davenport areas of concern are not being addressed at this master plan re-examination

On motion of Ms. Hunt and second by Mr. Stuart the Master Plan Re-examination Report dated June 1, 2022, is accepted, and adopted.

Patrick Davenport: yes	Barbara Hunt: yes	Brian Melchiorre: yes
Don Cabrera: yes	Gerry D'Antonio: yes	Fred Mettler: yes
Pete Cava: yes	Brian Stuart: yes	Brad Vogdes: yes

Applications to be presented to the Board

PB-22-03 Borough of Wildwood Crest, purchaser of the property located 117 W Jefferson, a/k/a blk 185 lots 14,25 in the R-1 Zoning District; applicant proposes to subdivide and relocate a lot line between lot 25, block 185 and lot 14, block 185. The rear portion of lot 25 approximately 40' by 70' feet shall be conveyed to the Borough of Wildwood Crest and merged with the Borough's Public Works facility property. The remaining 40' by 10' portion of lot 25 shall remain and be merged with lot 14.

Mr. Cabrera and Mr. Melchiorre are recused from the hearing of this application as well as Joseph Mohnack as Township Engineer.

Kyle Weinberg is representing the applicant standing in for Mr. Gelzunas township solicitor.

Joseph Mohnack Engineer is sworn in and recognized as expert in his field.

Property is in the R-1 zone and includes lots 14 and 25. Currently parcel is at 8000 sq feet. The subdivision will create lot 25 at 2800 sq feet and lot 14 with existing home at 5200 sq feet. 1 C variance will be required for lot 14 for rear set back encroachment of 4 feet as the requirement is 18 ft and proposed will be 14 ft. Lot 25 will need to be consolidated with existing adjoined parcels also owned by the Borough as a condition of this application.

Public Comment

Rick Haas

115 W Jefferson

Would like to know the Borough's plan for the newly acquired lot

Per Chairman Davenport use of lot is not known to the Board. Please contact commissioners

William Morey

120 W Jefferson

Would like to see plan of the lot lines

Finding of Facts presented by Solicitor Belasco and accepted by the Board.

On motion of Mr. D'Antonio and second by Mr. Cava the application is approved and memorialized

Patrick Davenport: yes

Barbara Hunt: yes

Brian Melchiorre: recuse

Gerry D'Antonio: yes

Fred Mettler: yes

Pete Cava: yes

Brian Stuart: yes

Brad Vogdes: yes

Mr. Cabrera leaves the meeting at 5:30

Mr. Mohnack and Mr. Melchiorre return to the Board at 5:46

No resolutions memorializing Board actions.

No administrative resolutions

Under Old Business

Mahalo – no update

Condo/Hotel Conversion Any monitoring? Zoning Use Compliance Cert requirement went into effect.

Possible change to Zoning Use Compliance Cert verbiage and possible Sub-committee to be created

NJ Residential Site Improvement Standards-next meeting will discuss, Solicitor Belasco to forward

Standards to board members – parking spaces based on bedrooms.

DEP Training – will work to complete- will email members who have not completed training.

Under new business

Bike Connectivity Path Plan

Public Comment

George Pawlowski
6501 Atlantic Ave

Mahalo to come back before the Board, will this be a new approval or an amended approval.

Per Solicitor Belasco Mahalo will need to re-apply but until they submit not sure what variances they will be requesting.

Joe Salerno
6601 Atlantic
Valet Parking
Standalone parking

Per Solicitor Belasco will need to apply for variance for addressed concerns.

Steve Tecco
6503 Ocean

Does the Board have authority to grant offsite parking by variance?

Melissa Roy
6505 Atlantic
VIP Motel

Compact car parking. How many compact car parking spots are there for one property? What is the size of the parking spot? Variance required. If parking spot approved by variance was done incorrectly is there a inspection to make sure correct.

Per Solicitor Belasco compact car spaces are not allowed other than 9 x 18 which is the acceptable parking space. Variance can be applied as an undersized parking spot. Zoning will make sure that is done as required.

The next regularly scheduled meeting is 6 July, there are 2 applications to come before the board on that date.

On motion of Mr. Vogdes, second by Mr. Mettler and unanimous voice vote, the Chairman adjourned the meeting at 6:15

Karen Duffy
Planning Board Secretary