

THE BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 4 September 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; 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; Zoning Officer Bauer, present.

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 7 August and approve as distributed, Mr. Alvarado seconded. Roll call: Alvarado, yes; Hunt, yes; Melchiorre, yes; Mettler, yes; Schiff, yes; D'Antonio, yes; Cava, yes; Daniels, abstain; Davenport, yes; Gould, abstain. Minutes approved as distributed.

Angel Daniels was welcomed to the Board; the solicitor administered the Oath of Office.

There were no applications to come before the Board.

There were no resolutions memorializing Board actions.

There were no administrative resolutions.

Under new business, Mr. Mettler updated the Sunset Lake dredging. He offered a report regarding a meeting with Scott Daniels, NJDOT Maritime Division. He said the preferred proposal is to utilize dredged materials for shoreline stabilization in the Two Mile area; another is for the state and/or Borough to purchase Ephraim Island and Shaw Island to use as disposal sites. He said moving the state channel is likely to be approved. Mr. Mettler said he send the engineer's report to the secretary for distribution to the Board.

Chairman Davenport reported on the most recent NJ Ave subcommittee meeting. He said the project has two elements – the first is changing zoning ordinance to accommodate the affordable housing overlay zone and design elements in the B-1 zone including signage, density, parking and include licensing or leasing of public space for business use. He asked the Planning Board to review the Design Sub-element II from Taylor Design Group in order to provide suggestions, adjustments and feedback to enable the Board to make recommendations to the Board of Commissioners. He said he would like to move forward with inviting the business community and residents of the area to a meeting, noting this is an aggressive plan and input is beneficial. Mr. Davenport said he hopes moving forward with this will create excitement in the zone and attract private investment, adding action should be taken so the Borough is prepared to deal with any future investment opportunities. Commissioner Gould added there has no been no public action to bring liquor licensing to referendum. Solicitor Belasco explained the procedure: the Planning Board should cover and understand the TDG document; public feedback should be gained; any changes should be acted upon by the Board; finally, a resolution recommending ordinance should be memorialized and sent to the Board of Commissioners. By consensus, the Board decided to move forward with inviting the public (as outlined above) to the meeting of 2 October and ask Michelle Taylor to make a presentation at that meeting.

The matters of parking in the Residential Zones and merger of undersized lots were continued.

Under new business Vice-chairman and Zoning Board Liaison Fred Mettler asked about the mechanism(s) by which Zoning Board issues are communicated to the Planning Board. The ZBA annual report and any reports from the liaison were named. He further noted a recent ZBA application regarding fence height and location, and the problem of applications coming to the ZBA after the completion of construction. The solicitor said they still have the right of appeal and the ZBA is the avenue of appeal. Board discussion ensued regarding fence height, location and Land Use Board functions. It was agreed

changes should be made to the wording of the fence ordinance, including the use of shrubbery and greenery as living fences.

Zoning Officer Alex Bauer reported he is changing the application forms for the Zoning Office and this might generate an increase in the number of Board applications.

No members of the public spoke.

The next regularly scheduled meeting is 2 October. The secretary will obtain a mailing list from the Tax Assessor for properties in the B-1 Zone to extend an invitation to that meeting.

There being no further business, Chairman Davenport adjourned the meeting on motion of Mrs. Gould, second by Mr. Schiff, and unanimous voice vote, at 6:17 p.m.

Deborah Rogers
Planning Board Secretary