

**E BOROUGH OF WILDWOOD CREST
Planning Board
Meeting Minutes – 6 July 2022 5 p.m.**

The following are the minutes of the Wildwood Crest Planning Board as held on Wednesday July 6, 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:

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

Mr. Cava moved to dispense with the public reading of the minutes of the meeting of 1 June 2022 and approve as distributed, Mr. Mettler second, minutes approved as distributed

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| Patrick Davenport: yes | Barbara Hunt: yes | Brian Melchiorre: yes |
| Don Cabrera: abstain | Joe Franco abstain | Angel Daniels: abstain |
| Fred Mettler: yes | Pete Cava: yes | Brian Stuart: yes |
| Vince Tenaglia: abstain | Brad Vogdes: yes | |

Application

Application PB-22-02 for 5800 Lake Road a/k/a blk 25 lot 8.02 Zone R-1A owner Anthony Zurawski; seeking C1 and C2 Variance for front yard setback at 5'; building height at 34' 11 & 29/32, pool setback from the bulkhead at 7'2 and curb cut of 18'. Applicant is represented by Corey Gilman. Jack Smith, registered architect, recognized as an expert in his field and Anthony Zurawski, owner is sworn in. Current existing structure is non-conforming structure on a small unique shaped lot with an angular corner that extends over all setbacks, at the right a way on the street and 1 corner is outside of the property boundary. This property also has 2 front yards The lot area is currently 3763 sq ft but part of the lot is in the bay. The current structure does not meet current flood elevation and structure of the current home is deemed unrepairable per architect. The new home being proposed to be constructed will be at BFE of 13.45, 8 ft and 2 feet of free board is required the house plan will have lower-level storage, first floor living space with 1 bedroom, 2nd floor 3 bedrooms and upper-level loft with sundeck facing the bay. The proposed height would be at 34.9 when 32 is maximum, variance is being sought for height. The new structure will have a smaller footprint and improve all setbacks and provide less lot coverage, lot coverage will go from 65% to 47 % with less impervious coverage with the removal of most of the concrete and addition of grass. 2 front yard setback variances of 5 feet are being sought where 10 feet is required. The proposed pool will be surrounded by the required fencing and CAFRA application to be submitted as a condition of board approval. A variance is being sought for the 7.2 distance from the bulkhead when 10 ft is required. Exhibit A-1 submitted is a picture of the current curb cut/depression on Heather rd. with shows that is currently around 30 feet and would be accommodating to the 2 side by side 9 x 18 proposed parking spaces to be added. Existing depressed curb and sidewalk will not be replaced but variance 18 ft curb cut variance is being sought when 10 ft curb cut is required. Per Architect's opinion there is no substantial detriment to the public good and new construction would bring property to code compliance.

Public Comment
Frances Brown
5711 Lake Rd
Height Objection
Impedes the view
Concerned about foot traffic at sunset with parking
Would like house to be built to code especially height

Barbara Sekel
214 W Lavender Rd
Issue with the Height
Concerned if this is allowed there will be more houses out of height compliance
Work that is being done at her home meets all town setbacks.

Daniel Lacon
223 W Lavender
Property has been in family since 1915 has seen the changes in the town over the years. Addition added to their home conformed to all setbacks Concerned allowing height over compliance will create a slippery slope.

Matt Sobon
5717 lake road
Parking on Heather rd. will conflict with foot traffic on pathway. Concerned cars in driveway will be half in the street

Mr. Gilman commented on public comments concerning the driveway and height, stating that the setbacks and distance are so to allow decent visual for backing up in the street, also will bring the height variance request down from 34.9 to 32.9 by reducing 1 foot in the garage and on a floor in the home to address the public comments regarding height.

Findings of Fact accepted on motion of Mr. Stuart and 2nd by Mr. Tenaglia
Patrick Davenport: yes Barbara Hunt: yes Brian Melchiorre: yes
Joe Franco yes Angel Daniels: yes Fred Mettler: yes
Pete Cava: yes Brian Stuart: yes Vince Tenaglia: yes
Brad Vogdes: yes

Deliberation by the board ensued concerning height, curb cut and bulkhead.
Each variance to be voted on separately

On motion of Mr. Cava and 2nd by Mr. Stuart, 2 front yard setbacks at 5.1 feet is approved.
Patrick Davenport: yes Barbara Hunt: yes Brian Melchiorre: yes
Joe Franco yes Angel Daniels: yes Fred Mettler: yes
Pete Cava: yes Brian Stuart: yes Vince Tenaglia: yes
Brad Vogdes: abstain

On motion of Mr. Mettler and 2nd by Mr. Cava pool set back of 7.2 feet from bulkhead is approved
Patrick Davenport: yes Barbara Hunt: no Brian Melchiorre: yes
Joe Franco no Angel Daniels: yes Fred Mettler: yes
Pete Cava: yes Brian Stuart: yes Vince Tenaglia: yes
Brad Vogdes: abstain

On motion of Mr. Stuart and 2nd by Ms. Daniels 18-foot curb cut is approved
Patrick Davenport: yes Barbara Hunt: yes Brian Melchiorre: yes
Joe Franco yes Angel Daniels: yes Fred Mettler: yes
Pete Cava: yes Brian Stuart: yes Vince Tenaglia: yes
Brad Vogdes: abstain

On Motion of Mr. Cava and 2nd by Mr. Mettler height variance of 32.9 feet is denied.

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| Patrick Davenport: no | Barbara Hunt: no | Brian Melchiorre: no |
| Joe Franco no | Angel Daniels: no | Fred Mettler: no |
| Pete Cava: yes | Brian Stuart: no | Vince Tenaglia: no |
| Brad Vogdes: abstain | | |

No resolutions memorializing Board actions.

Mr. Cabrera enters meeting
Mr. Mettler leaves meeting
Mr. Cava leaves but will be returning

There was one administrative resolution memorializing Board actions.

PB-A-22-08 Memorialization of the Adoption the Master Plan Re-examination report dated June 1, 2022

Mr. Vogdes motioned to approve and second by Ms. Hunt

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| Patrick Davenport: yes | Barbara Hunt: yes | Brian Melchiorre: yes |
| Don Cabrera: abstain | Joe Franco abstain | Angel Daniels: abstain |
| Fred Mettler: absent | Pete Cava: yes | Brian Stuart: yes |
| Vince Tenaglia: abstain | Brad Vogdes: yes | |

Under Old Business

Mahalo – no update, application will be forthcoming in the future

Condo/Hotel Conversion Discussion ensued on possible enforcement of motel/conversion ordinance via licensing, fire inspection and/or violation.

NJ Residential Site Improvement Standards-next meeting will discuss, Solicitor Belasco to forward Standards to board members – parking spaces based on bedrooms.

DEP Training – remaining members to complete training

Bike Connectivity Plan to be discussed next meeting.

Under new business

Bulkheads, discussion ensued concerning the timeline of the raising of public bulkheads, raising streets and addressing infrastructure as it pertains to flooding.

Commissioner Franco to pass along notes from the State Land Use Board meeting he was appointed to for review by board

No Public Comment

The next regularly scheduled meeting is 3 August, there are 2 applications to come before the board on that date.

On motion of Ms. Hunt, second by Mr. Cava and unanimous voice vote, the Chairman adjourned the meeting 7:20

Karen Duffy
Planning Board Secretary