

draft
**WILDWOOD CREST LAND USE BOARD MEETING
ZONING BOARD OF ADJUSTMENT
Meeting Minutes – 15 March 2022
Borough Hall, 6101 Pacific Avenue**

Vice Chairman Mr. Tenaglia called the meeting to order at 5:01 pm, led the Pledge of Allegiance, and read the Open Public Meetings Act and announced emergency exits.

Secretary Duffy took roll call: Bumbernick, absent; Levy, absent; Mettler, absent; Rosenfeld, present; Stuart present; Tenaglia, present; Vogdes, present Bernstein absent. Board Solicitor David Stefankiewicz, present; Board Engineer Joe Mohnack, present; Board Secretary, present. A quorum was declared.

Minutes from the meeting of 15 February 2022 were distributed for review and approval or correction. Mr. Stuart moved to approve the minutes as distributed; Mr. Rosenfeld seconded Roll call: Mr. Rosenfeld, yes; Stuart, yes; Mr. Tenaglia, Yes; Vogdes, abstain; minutes approved as distributed.

Mr. Vogdes recused himself from the meeting to present application ZB-22-03-01

There is one application to come before the Board:

ZB-22-03-01 Brad Vodges owner of property 7202 Atlantic Ave a/k/a blk 94.01 lot 2 district R-2, hardship “c” variance; side yard setback 6 in by 2 ft

Mr. Mohnack discussed review/conditions with the Board.

Finding of Fact presented by Mr. Stefankiewicz and accepted by the Board

No public Comment

Mr. Stuart moved to approve application second by Mr. Rosenfeld; vote: Mr. Stuart, yes, Mr.

Rosenfeld, yes, Mr. Tenaglia, yes

Mr. Vogdes returned to the meeting.

There are two resolutions memorializing Board actions

ZB-22-02 approval of application ZB-21-12-01 Yianni Karapanagiotis Tenant at property located 6200 Park Boulevard a/k/a blk 41, lots 4.02 & 7.01 located in M-C Zone seeking “d” and broad “c” variance relief Owner previously obtained Zoning approval for take-out only at location. This application does not change any physical conditions at the property but requests the removal of this condition so table service can be provided.

Mr. Stuart moved to approve, Mr. Rosenfeld second: Mr. Rosenfeld yes; Mr. Stuart, yes; Mr. Tenaglia, yes; Mr. Vogdes, abstain.

ZB-22-03 approval of application ZB—22-02-01 Gary and Cheryl Bohn owner of the property located at 5408 Lake Road, a/k/a blk 5, lot 2 located in the R-1A zone, seeking “c’2 variance relief for pre-existing non-conforming conditions after raising house more than 3’ above BFE.

Mr. Rosenfeld moved to approve, Mr. Stuart second; Mr. Rosenfeld, yes; Mr. Stuart, yes; Mr. Tenaglia, yes; Mr. Vogdes, abstain.

There were no further administrative resolutions.

There was no old business.

There was no new business.

No Public Comment

The secretary informed the Board there is one application to come before the Board in April; the Board will meet 19 April at 5 p.m.

On motion of Mr., Rosenfeld second by Mr. Stuart, the meeting adjourned by affirmative voice vote at 5:17 p.m.

Karen Duffy
Zoning Board Secretary