

WILDWOOD CREST LAND USE BOARD MEETING
ZONING BOARD OF ADJUSTMENT
Meeting Minutes – 17 September 2019
Borough Hall, 6101 Pacific Avenue

draft

Chairman Alan Seijas called the meeting to order at 5:00 pm, led the Pledge of Allegiance, read the Open Public Meetings Act and announced emergency exits.

Secretary Rogers took roll call: Bumbernick, present; Levy, present; Mettler, present; Rosenfeld, absent; Seijas, present; Stuart, present; Tenaglia, present; Franco, present; Vogdes, present. Solicitor Robert Belasco, Esq., present; Zoning Officer Bauer, absent; Board Engineer, absent; Secretary Rogers, present. A quorum was declared.

Minutes from the meeting of 20 August were distributed for review and approval or correction. Ms. Levy moved to approve the minutes as distributed; Mr. Tenaglia seconded. Roll call: Bumbernick, yes; Levy, yes; Stuart, abstain; Tenaglia, yes; Franco, abstain; Vogdes, yes; Mettler, yes; Seijas, yes. Minutes approved as distributed.

There were no applications to come before the Board.

There were two resolutions memorializing Board action:

Resolution ZB-19-13 reflecting approval with conditions application ZB-19-08-01: Vincent Panvini, owner of the property located at 8807 Seaview Ave.; a/k/a blk 154.01, lot 15 was memorialized on motion of Mr. Bumbernick, second by Mr. Vogdes and roll call vote: Bumbernick, yes; Levy, abstain; Stuart, abstain; Tenaglia, yes; Franco, abstain; Vogdes, yes; Mettler, abstain; Seijas, yes.

Resolution ZB-19-14 reflecting approval with conditions of application ZB-09-08-02: Michael & Summer Zerbe, owners of the property located at 117 W Wisteria Rd, a/k/a blk 40, lots 12 & 13.01 was memorialized on motion of Ms. Levy, second by Mr. Bumbernick and roll call vote: Bumbernick, yes; Levy, yes; Stuart, abstain; Tenaglia, yes; Franco, abstain; Vogdes, yes; Mettler, yes; Seijas, yes.

There was one administrative resolution:

ZB-19-A-15: Requesting Board of Commissioners return balance of unused escrow (\$1020.00) to Network Building and Consulting, LLC SA as application has been withdrawn; memorialized on motion of Mr. Vogdes, second by Mr. Mettler and roll call vote: Bumbernick, yes; Levy, yes; Stuart, abstain; Tenaglia, yes; Franco, yes; Vogdes, yes; Mettler, yes; Seijas, yes.

There was no old business.

Under new business Mr. Mettler told the Board the brought up concerns about fence height and applications for completed construction to the Planning Board. The Board entered discussion and were reminded by the Solicitor that each application should be considered on its own merit, and the Board(s) should not be swayed by the fact that a project has begun prior to Board application. The Solicitor further explained that in the case of appeal, the court seeks compliance not punishment.

Chairman Seijas reminded the Board that deliberations and conclusions should be based on the MLUL. The secretary will provide the Board with a synopsis of pertinent sections of the MLUL for reference.

Ms. Levy exited the meeting at 5:30 p.m.

No members of the public spoke.

The Board will meet on 15 October. There is one application to come before the Board on that date. On motion of Mr. Bumbernick, second by Mr. Mettler, the meeting adjourned by affirmative voice vote at 5:45 p.m.