

WILDWOOD CREST LAND USE BOARD MEETING
ZONING BOARD OF ADJUSTMENT
Meeting Minutes – 18 December 2018
Borough Hall, 6101 Pacific Avenue

draft

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

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

Minutes from the meeting of 13 November were distributed for review and approval or correction. Ms. Levy moved to approve the minutes as distributed; Mr. Tenaglia seconded. Roll call: Bumbernick, abstain; Levy, yes; Tenaglia, yes; Vogdes, abstain; Mettler, abstain; Seijas, yes. Minutes approved as distributed.

There was one application to come before the Board:

ZB-18-11-01: 9405 Bayview Dr., LLC, owner of the property located at 9405 Bayview Drive; a/k/a blk 185, lot 19; in the Borough of Wildwood Crest, seeking "c" variance relief to construct a single-family home on an undersized lot in the R-1 Zoning District. Applicant represented by Jeffrey P. Barnes, Esq. Mr. Barnes approached the Board, explained the application and outlined the variance relief being sought as pre-existing conditions for lot area, lot width and lot frontage, and sideyard setbacks. He said the rear yard setback is compliant at 16.2', and in answer to the report from the Zoning Official the eave overhang has been reduced to meet compliance with the ordinance. Joseph Gittle, representative from the office of Blain Steinman, architect, was introduced and qualified as an expert. Mr. Gittle showed the plan marked P-1 (which was previously distributed to the Board) and described the plan pointing out the modulations in the walls, roof heights, fenestration and the addition of a front entry. He said the side yard setbacks posed an issue as sufficient space is needed to open the door of a car parked in the driveway. Mr. Gittle reviewed the floor plan noting the location of the outside shower and front entry. He showed the architectural elevations and noted one correction to the elevations – the right and left sides of the building had been transposed. He said the proposed sideyard setbacks are 5'6" where 8' is required. In answer to Mr. Barnes, Mr. Gittle said the plan provides an appropriate use of the land, promotes a desirable visual impact as it will draw eyes away from the adjacent DPW recycling depot, it is more in line with the surrounding neighborhood, will have a positive on parking in the area, the benefits of granting the relief outweighs the detriments and produces no negative impact on the zone plan.

Chairman Seijas asked about drainage on the site. Mr. Gittle said a drainage plan will be provided by the surveyor. Mr. Barnes said the applicant was agreeable to making a submission and approval of a drainage plan a condition of approval.

In answer to Solicitor Belasco, Mr. Barnes said the owner's name on the plans will be corrected to read "9405 Bayview Drive, LLC".

Zoning official Malia read his report (attached hereto and made part hereof) into the record.

Chairman Seijas opened the hearing to public comment. Carolyn Morey resident of 120 W. Jefferson Ave. approached the Board and was sworn in. Mrs. Morey asked for a ten-minute recess to review the plans. The Board agreed and recessed at 5:27 p.m. The hearing reconvened at 5:37 p.m. Mrs. Morey approached the Board and spoke in favor of the application and the granting of variance relief. Eric Morey resident of 120 w. Jefferson Ave. approached the board and was sworn in. Mr. Morey spoke in favor of the application, saying he had concerns about flooding issues on the street, but this should be mitigated with an approved drainage plan. As no other members of the public asked to speak, Chairman Seijas closed the public portion of the hearing.

Solicitor Belasco read the findings of fact into the record. He listed four variances – lot area, lot width, lot frontage and sideyard setbacks; and two conditions of approval – the submission and

review of a drainage plan, and correction of the owner's name on the plans. He noted all members who spoke looked favorably upon the application. The findings were accepted on motion of Mr. Bumbernick, second by Mr. Tenaglia and unanimous roll call vote. In deliberation, Board members concurred that the relief sought is not detrimental to the zone plan, the benefits of granting relief outweigh the detriments; they agreed the plan as submitted will improve the neighborhood and is in keeping with the character of the neighborhood. Mr. Mettler moved to approve the application with conditions as listed in the findings of fact, Mr. Vogdes provided the second. Roll call: Bumbernick, yes; Levy, yes; Tenaglia, yes; Vogdes, yes; Mettler, yes; Seijas, yes. Application approved.

There were no resolutions memorializing Board action.

There were no administrative resolutions.

There was no old business.

There was no new business.

No members of the public spoke.

The Zoning Board will meet on Tuesday, 15 January 2019 for the purpose of reorganization and memorializing a resolution.

On motion of Mr. Tenaglia, second by Mr. Vogdes, the Chairman adjourned the meeting by affirmative voice vote at 5:51 p.m.

Secretary