

**WILDWOOD CREST LAND USE BOARD MEETING  
ZONING BOARD OF ADJUSTMENT  
Meeting Minutes – 18 January 2022  
Borough Hall, 6101 Pacific Avenue**

**draft**

Board Solicitor Robert Belasco called the meeting to order at 5:00 pm, led the Pledge of Allegiance, and read the Open Public Meetings Act and announced emergency exits.

Secretary Duffy took roll call: Bumbernick, present; Levy, absent; Mettler, absent; Rosenfeld, absent; Stuart absent; Tenaglia, present; Vogdes, present, Bernstein present. Solicitor Robert T. Belasco, Esq., present; Secretary Duffy, present. A quorum was declared.

Minutes from the meeting of 21 December 2021 were distributed for review and approval or correction. Mr. Vogdes moved to approve the minutes as distributed; Mr. Tenaglia seconded Roll call: Tenaglia, yes; Vogdes, yes; Bernstein yes; Bumbernick, abstain. Minutes approved as distributed.

Oath of office was affirmed by the Board.

Solicitor Belasco presided over the election of officers for the 2022 calendar year.

On motion of Mr. Vogdes, second by Mr. Bernstein and unanimous voice vote, Resolution ZB-A-22-01 memorializing election of Officers; Chairman William Bumbernick and Vice-Chairman Vincent Tenaglia for the 2022 Calendar Year was approved.

Chairman Bumbernick presided for the remainder of the meeting.

On motion of Mr. Bernstein, second by Mr. Vogdes and unanimous voice vote, Resolution ZB-A-22-02 memorializing hiring of Karen Duffy as secretary for the 2022 Calendar Year was approved.

On motion of Mr. Bernstein, second by Mr. Vogdes and unanimous voice vote with Resolution ZB-A-22-03 memorializing hiring of Robert T. Belasco, Esq. as solicitor for the 2022 Calendar Year was approved.

On motion of Mr. Bernstein, second by Mr. Tenaglia and unanimous voice vote, Resolution ZB-A-22-04 memorializing hiring of DeBlasio Associates and the services of Marc DeBlasio as engineer for the 2022 Calendar Year was approved.

On motion of Mr. Tenaglia, second by Mr. Bernstein and unanimous voice vote, Resolution ZB-A-22-05 memorializing dates, place, and publication of meetings for the 2022 calendar year was approved.

Ms. Levy arrived at meeting at 5:13

On motion of Mr. Vogdes, second by Ms. Levy and unanimous voice vote the Annual Report was accepted for submission to the Planning Board and memorialized as Resolution ZB-A-22-06.

There was one application to come before the Board: 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. Applicant represented by Lyndsey M Newcomb. Esq. Applicant has requested adjournment to the meeting of 15 February without the need to renotice or readvertise, and waiving time constraints on the board to be memorialized as **ZB-A-22-07** Mr. Tenaglia motioned with Ms. Levy second, roll call Ms. Levy yes, Mr. Tenaglia yes, Mr. Vogdes yes, Mr. Bumbernick yes, Mr. Bernstein yes.

There was one resolution to be memorialized: ZB-22-01 memorializing Denial of application ZB-21-11-01: Kirk and Deborah Volm, owner of the property located at 206 E. Preston Ave, a/k/a blk 145, lots 23 & 24.01; located in the R-2 Zone, seeking "c"2 variance relief for Expansion of front porch with proposed 2.2' encroachment into front yard setback and 2<sup>nd</sup> floor addition. Applicant

represented by Andrew D. Catanese, Esq. Motioned Mr. Vogdes, second Mr. Tenaglia roll call Ms. Levy, abstain, Mr. Tenaglia yes, Mr. Vogdes yes, Mr. Bumbernick yes, Mr. Bernstein yes. Resolution memorialized.

There were no further administrative resolutions.

There was no old business.

Under new business

Rob Belasco informed the Board about the Commissioners meeting on the following day that would include discussion about merging the Planning and Zoning Boards. Discussion ensued concerning the process of Boards merging if approved.

No Public Comment

The secretary informed the Board there are three applications to come before the Board in February; the Board will meet 15 February at 5 p.m.

On motion of Ms. Levy, second by Mr. Vogdes, the meeting adjourned by affirmative voice vote at 5:29 p.m.

Karen Duffy  
Zoning Board Secretary