

The regular meeting of the North Wildwood Planning Board was held on the above date & time. Adequate notice of this regular meeting was submitted to the official newspaper of the City of North Wildwood (AC Press) & local newspapers. An Agenda was posted on the main bulletin board at City Hall, well in advance of the meeting date & on the City web site.

A) CALL TO ORDER

Chairman Davis called the meeting to order.

B) OPEN PUBLIC MEETING STATEMENT

Chairman Davis read the Open Public Meeting Act statement.

C) PLEDGE OF ALLEGIANCE

Chairman Davis led the audience in reciting the Pledge of Allegiance to the Flag.

D) ROLL CALL

Chairman Robert Davis	Present	Mayor Patrick Rosenello	Present
Vice Chair Ed Einhaus	Present	Chief Matt Gallagher	Present
Mr. William Green	Present	Councilman David DelConte	Present
Mr. Bill Auty (Alternate 1)	Present	Mr. John Harkins	Present
Mr. Sevick (Alternate 2)	Absent		

Mr. Dean Marcolongo (Board Solicitor)	Present
Mr. Ralph Petrella (Board Engineer)	Present
Mr. Brian Murphy (Board Planner)	Present
Eric Gundrum, (PB Secretary)	Present

The Board Solicitor announced the Board quorum was established.

An announcement was made by the Chairman to turn off cell phones by the members of the Public & for all Board members.

E) SWEARING IN OF PROFESSIONALS:

The Board Solicitor felt the truth swearing of the Board's professionals was not necessary for tonight's meeting.

F) MOTIONS FOR ADJOURNMENTS: None presented.

At this time, Mayor Rosenello arrived at the meeting.

G) NEW BUSINESS:

- **Meeting Dates for the Year 2016
Board Resolution PB-05-2015 for 2016 Meeting Dates**

The Board Secretary provided in Board packets Resolution PB-05-2015 for meeting dates of the Board for Year 2016 for approval. Vice-Chairman Einhaus questioned whether the schedule was to be adopted by the new Board to be constituted in the near future. The Board Solicitor stated that is correct & confirmed a “Wednesday” meetings date(s) once a month.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Mr. Chief Gallagher & 2nd by Mr. Green. The Board Solicitor called for any discussion or corrections to the Resolution. The Board proposed no corrections, additions or comments to the Resolution. Based on the affirmative roll-call vote of the Board members, the meeting dates were approved.

- **Discussion & Possible Action involving Redevelopment & Board Planner for
Redevelopment Area Block 152**

The Chairman announced the next item on the Agenda. Mayor Rosenello requested that he give a brief summary of the reasons for the implementation of designating the area of Block 152 for a Redevelopment Area. It was noted that that members of the public were in attendance from the building known as Marina Bay Towers, located in Block 152. Future litigation was expected on this subject. Special counsel has been retained for legal issues in the Redevelopment designation process. Marina Bay Towers was originally designated as a Redevelopment Area primarily to build an affordable senior housing development, with amenities. That concept has not been realized. The Redevelopment Area designation will be a lengthy process, highly involving the Planning Board. The Redevelopment statues of the State are a highly coveted tool for underutilized properties. The Board Solicitor confirmed the basis of the summary given by the Mayor. The Board Solicitor also gave a brief summary of the Redevelopment Area designation process & Law. Chairman Davis also gave a brief summary of the purpose on acting on a Resolution being offered to the Board. Due to the action being considered as “hiring of personnel,” Executive Session would be required for discussion purposes. Vice-Chairman Einhaus questioned whether it behooves the Board to initiate a Request for Proposals (RFP) process or heed the recommendation of a particular planner by the Redevelopment Special Counsel. Vice-Chairman Einhaus questioned the cost & budget of this process. Mr. Green stated whether any assurances can be given to the members of the public of the purpose & cause of the redevelopment process. The Board Solicitor stated that this purpose of Board action tonight is only to consider selection of a NJ Professional Planner to draft the Redevelopment Study as required under the State statues.

Chairman Davis then opened the topic for general public comment.

At this time Bonnie McNamara, 608 New York Avenue, addressed the Board. She summarized the situation of the building known as Marina Bay Towers. She stated the tenants of the building are in litigation with the owner of the building. She requested that their attorney be kept in the

communication “loop” of the City’s future actions. She summarized her financial/lease agreements upon questioning of the Board Chairman. In answer to her question, the Board Solicitor stated her attorney could contact him at any time in the future for information. He also stated that the Planning Board meeting is conducted as an open meeting & advertised in accordance with Law.

With no one else wishing to speak, Chairman Davis closed the public portion of the meeting.

Vice-Chairman Einhaus requested clarification regarding the purpose of the Resolution, which details are advisable to be discuss under Executive Session (closed session) since the discussion most likely would be a discussion for the selection of personnel as a professional planner.

The Board Solicitor recommended conducting the rest of the Board’s official business on the Agenda, entering into Executive Session for discussion, and then coming back to Open Session to either vote on a Resolution authorizing the Chairman to either negotiate or enter into a contract to select a NJ Professional Planner to prepare a Redevelopment Study for Block 152. The Board agreed.

H) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment. No members of the public were in attendance at this time. No comment was offered. Chairman Davis closed the public portion of the meeting.

I) APPROVAL OF MINUTES: – October 14, 2015 meeting

The Board Solicitor presented the approval of October 14, 2015 meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. Mr. Green questioned whether Vice-Chairman Einhaus could motion a Resolution of Disapproval, yet the application was denied by the Board. Vice-Chairman Einhaus was the only “yes” vote on the original application, whereby the rest of the Board voted “no” on the application. The Board requested the Board Secretary to re-word the minutes to reflect same. The Minutes were corrected by the Board Secretary to reflect same upon adoption. The Board proposed no further corrections, additions or comments to the Meeting Minutes. Motioned as corrected by Mr. Harkins, & 2nd by Vice Chairman Einhaus. Based on the affirmative roll-call vote of the Board members to memorialize the Meeting Minutes. Mr. Green & Mayor Rosenello abstained.

J) MEMORIALIZATIONS: None presented.

K) UNFINISHED BUSINESS: None presented.

The Chairman requested the Mayor to advertise the Board Planner RFP which was apparently omitted on the City’s website. The Board Secretary will contact the City Clerk to advertise the Board Planner RFP.

L) COMMUNICATION(S):

The Board Secretary reminded the Board of the X-Mas party to be held at Westy's restaurant on December 15, 2015, with a meet & greet starting at 6:00pm & 7:00pm dinner.

M) REPORTS: None presented.

The Board then entered into Executive Session/Closed Session at 7:33pm regarding the selection of a NJ Professional Planner for Redevelopment Study of Block 152. The Board Solicitor called for a motion to enter into Executive Session as discussed. Motioned by: Vice Chairman Einhaus & 2nd by Mr. Harkins. Based on the affirmative roll-call vote of the Board members, motion was approved.

The Board then entered into Open Session at 7:57pm regarding the selection of a NJ Professional Planner for Redevelopment Study of Block 152. The Board Solicitor called for a motion to enter into Open Session as discussed. Motioned by: Mr. Green & 2nd by Chief Gallagher. Based on the affirmative roll-call vote of the Board members, motion was approved.

The Chairman announced the Board to authorize & approve Resolution No. 06-2015 for authorizing the Chairman to either negotiate or enter into a contract to select a NJ Professional Planner to prepare a Redevelopment Study for Block 152. The Board Solicitor called for a motion to approve Resolution No. 06-2015 as discussed. Motioned by: Vice Chairman Einhaus & 2nd by Mr. Harkins. Based on the affirmative roll-call vote of the Board members, motion was approved.

Mayor Rosenello then gave a brief synopsis of the future consideration to combine the Planning & Zoning Boards & selection of Board members for consideration.

Mr. Green gave the Board members best wishes for the Holidays and for the future of the Planning Board. Vice-Chairman Einhaus mentioned to the Mayor & Board that the City's open spaces & public places are terrific & look great. Kudo's to the Parks & Recreation Department. Mayor also mentioned several major road construction projects in the near future. Mayor gave a quick summary of some park upgrades planned in the upcoming future.

N) MEETING ADJOURNED:

Meeting was adjourned at 8:06pm, on motioned by Mr. Green & 2nd by Mr. Auty. Based on the affirmative roll-call vote of the Board members, motion was approved.

APPROVED: 1/27/16
Date



J. Eric Gundrum
Board Secretary

This is an interpretation of the action taken at the meeting by the Secretary, and not a verbatim transcript.