

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) and local newspapers. An Agenda was posted on the main bulletin board at City Hall, on the bulletin board at the Planning/Zoning Office, posted on the front entrance of the Meeting Room well in advance of the meeting date and 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.

PLEDGE OF ALLEGIANCE

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

C) ROLL CALL

Chairman Robert Davis	Present	Mayor's Designee, Mr. McCullion	Absent
Vice Chair (Vacant)	Present	Mr. Ed Einhaus	Present
Dep. Chief Matt Gallagher	Present	Mr. William Green	Absent
Councilman David DelConte	Present	Mr. Bill Auty (Alternate 1)	Present
Mr. John Harkins	Present	Mr. Sevick (Alternate 2)	Present
	Mr. Dean Marcolongo (Board Solicitor)	Present	
	Mr. Ralph Petrella (City Engineer)	Absent	
	Ms. Elizabeth Terenik (Board Planner)	Present	
	Eric Gundrum, (PB Secretary)	Present	

The Board Solicitor announced the Board quorum was established.

C) SWEARING IN OF PROFESSIONALS:

The Board Solicitor announced the truth swearing was not necessary for tonight's meeting.

D) MOTIONS FOR ADJOURNMENTS: None presented

E) NEW BUSINESS:

Board Discussion on possible amendments to the Central Business District (CBD)  
Zoning District

Chairman Davis introduced Al Mulchetti, potential developer of the Grace Oil Site for a residential major subdivision of duplexes & single family homes along New Jersey Avenue within the CBD Zoning District.

Chairman Davis requested the Board's discussion to prepare a Land Development Ordinance (Ordinance) amendment to permit residential use as a principal and/or conditional use, within the entire Central Business District (CBD) or portions of the CBD. Chairman Davis described his reasoning of this possible amendment to allow/permit single family and/or duplex residences within the CBD District as a principal and/or conditional use. Another possibility was to form a Redevelopment Area of the CBD. Various land parcels re-development potential was discussed. Various Board members express their concern(s) on each proposal. Ms. Terenik initially discussed her proposal. The concern of the Board was to reduce the amount of potential future business uses losses within this Zoning District. The amendment would possibly use the R-2 Zoning District bulk requirements as a possible guide. There would also be a possible study of the CBD District of the impact of residential uses within the District.

The Board Solicitor announced request of a motion concerning proposed amendment & action by City Council to permit residential use as a principal and/or conditional use, within the entire Central Business District (CBD) or portions of the CBD. The Board Solicitor called for any discussion or corrections to the Motion. The Chairman offered any comment from the Board members. Motioned by: Mr. Einhaus, seconded by Councilman DelConte. The Board members present voted & carried the minutes on an affirmative roll-call vote.

F) PUBLIC PORTION:

Al Mulchetti, potential developer of the Grace Oil Site for a residential major subdivision of duplexes & single family homes along New Jersey Avenue within the CBD Zoning District spoke questioning the process of Redevelopment Planning schedule. Mr. Mulchetti described his intentions for development.

G) APPROVAL OF MINUTES:

Approval of November 13, 2013 regular meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. The Board proposed no corrections, additions or comments to the minutes. Motioned by: Mr. Harkins, seconded by Councilman DelConte. Mr. Einhaus abstained due to last month's meeting absence. The Board members present voted & carried the minutes on an affirmative roll-call vote.

H) MEMORIALIZATIONS: None presented

I) UNFINISHED BUSINESS: None presented.

J) COMMUNICATION(S): None presented.

The Board Secretary announced that Board Professionals Request for Proposals (RFP)'s will be provided in next month's packet.

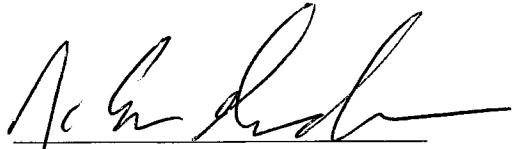
K) REPORTS: None presented.

L) MEETING ADJOURNED:

Meeting was adjourned at 8:16pm, on motioned by Mr. Einhaus & seconded by Mr. Harkins. Based on the affirmative roll-call vote of the Board members.

APPROVED: \_\_\_\_\_

1/9/14  
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.*