

North Wildwood Planning Board  
Regular Meeting: July 13, 2016  
7:00 p.m.

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	Absent
Vice Chair James M. Flynn	Present	Mayor's Designee Doug Miller	Absent
Chief Matt Gallagher	Present	Mr. William Green	Absent
Mr. John Harkins	Absent	Mr. George Greenland	Present
Ms. Jodie DiEduardo	Present	Councilman David DelConte	Absent
Mr. Bill Auty (Alternate 1)	Present	Mr. William O'Connell (Alternate 2)	Present
Mr. Ron Peters (Alternate 3)	Present	Ms. Barbara Haas (Alternate 4)	Present
	Mr. Dean Marcolongo (Board Solicitor)	Present	
	Mr. Ralph Petrella (Board Engineer)	Present	
	Mr. Brian Murphy (Board Planner)	Excused	
	Eric Gundrum, (PB Secretary)	Present	

The Board Solicitor announced that the Board quorum has been established.

E) SWEARING IN OF PROFESSIONALS:

The Board Solicitor did not conduct the truth swearing of the Board's professionals as it was not necessary for tonight's meeting.

F) MOTIONS FOR ADJOURNMENTS: None presented.

G) MEMORIALIZATIONS: None presented.

H) NEW BUSINESS: None presented.

I) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment. No public members wished to speak on behalf of the meeting at this time. No comment was offered. Chairman Davis closed the public portion of the meeting.

J) APPROVAL OF MINUTES: – June 8, 2016 meeting

The Board Solicitor presented to the Board the approval of June 8, 2016 regular meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. The Board proposed no further corrections, additions or comments to the Meeting Minutes. Motioned as proposed by Ms. DiEduardo & 2<sup>nd</sup> by Ms. Haas. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved.

K) UNFINISHED BUSINESS:

**Planning Board By-Laws review:**

The Board Secretary submitted the latest draft of Planning By-Laws with changes as suggested by the Board from last month, including some revision as recommended by the Cox Land Use Administration by the Cox Handbook. Both Mr. Green & the Board Solicitor have numerous comments & editorial revisions. Also certifications of taxes paid were discussed & when certification must be submitted by an Applicant in light of the requirement contained in the Land Development Ordinance.

As an additional topic, the Board discussed when an application can be formally withdrawn at the Board hearing after testimony. In several application cases, the Board spent several hours of presentation by the an Applicant & the Board opened into findings of fact to which the Board may have felt the application did not meet the merits of “hardship,” the Applicant then requested to formally withdraw the application. The question standing whether the situation is best addressed in the By-Laws or on the application form/instruction document. The Board felt it did have merit to have a section pertaining to this situation in the By-Laws.

With discussion of revisions to the By-Laws finalized, the Board was in a position to ratify the final draft to an approved version of the rules. The Board Solicitor presented Planning Board Resolution No. PB-06-2016 which proposed to approve the Planning Board By-Laws. The Board reviewed & considered the proposed amendments to the By-Laws, accepted public comment regarding same, and found that the proposed amendments were generally satisfactory to the Board. Several Board members made recommendations.

The Board Solicitor presented to the Board the Resolution No. PB-06-2016. The Board Solicitor called for any discussion or corrections to the Resolution. The Board proposed no further corrections, additions or comments to the Resolution. Motioned as proposed by Ms. DiEduardo & 2<sup>nd</sup> by Ms. Haas. Based on the affirmative majority roll-call vote of the Board members to adopt the Resolution, the Resolution was approved.

Chairman Davis requested that the final/approved Planning Board By-laws copy be included in the Board packets for next month for formal distribution to the Board members.

L) COMMUNICATION(S):

**Future Master Plan amendments/planning:**

Chairman Davis requested a new agenda item be placed on the future agenda that the Board could comment on new Master Plan topics and/or Ordinance amendment suggestions. The Board Secretary would keep a list of Ordinance amendment suggestions. Chairman Davis recommended that this discussion be left on the Agenda for future discussion of the Board.

The Board Secretary presented to the Board that the Permit Extension Act has been extended another time, till December 31, 2016 for only those coastal counties impacted by Superstorm Sandy, including Cape May County. Signed by the Governors last week.

The Board Solicitor announced that the Board will receive a conceptual application of Angelsea Properties/Marina Bay Towers for possibility of next month's meeting or the September meeting. The Board Solicitor discussed how the conceptual application should be presented & procedurally handled by the Board.

M) UNFINISHED BUSINESS:

The Board had a discussion regarding condition of approval regarding the Wawa store while using the gasoline pumps. The Board had concerns regarding missing signage which serve to comply with the Board's condition(s).

The Board had a discussion of the Jade East Motel, other Board conditions of approval concern. The Zoning Officer was to approach the owners of the Jade East Motel/Duplex dwelling conditions of approval.

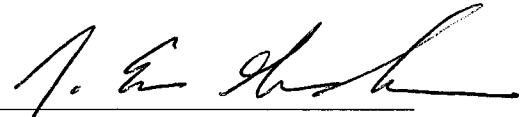
The Board had a discussion regarding the subdivision & subsequent development of two (2) single-family dwellings at 14<sup>th</sup> & Surf Avenue as it relates to the Board's condition of approval.

N) REPORTS: None presented.

O) MEETING ADJOURNED:

Meeting was adjourned at 7:04pm, on motioned by Ms. DiEduardo & 2nd by Ms. Haas. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 8/11/16  
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.*