

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, 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 & 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 Ed Einhaus	Present	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)	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 conducted the truth swearing of the Board's professionals as was necessary for tonight's meeting.

F) MOTIONS FOR ADJOURNMENTS: None presented.

G) NEW BUSINESS:

**INFORMAL/CONCEPT REVIEW –  
NO FORMAL ACTION TO BE TAKEN**

**P-15-8-1 – John (Jack) & Joann Cole**

Block 183, Lot 15

125 West 7<sup>th</sup> Avenue

R-2 Zoning District

Concept minor subdivision approval w/ “c” variances

The Board reviewed a conceptual application of John & Joann Cole, owner of the property/lots. As a conceptual review, no formal Board action was required and the Applicant received the Board members opinions of the proposed subdivision. A list of possible variances was described to the Applicant.

The Board Solicitor gave a reading of a “concept review” from the Municipal Land Law (NJSA 40:55D-1 et. seq.) and basic procedures of how this concept review will be heard by the Board.

**Amendments to the Land Development Ordinance,**

Chapter 276-1 et. seq.

**Board Resolution No. PB-04-2015**

Consideration to change Block 244, Lot 1 (aka Henfey Park) from R-1 to ROSE Zoning District and

Clarification of height exemption to R-1 Zoning maximum heights (276-15(c))

The Board considered amendments to the City’s Land Development Ordinance (Ordinance) including amendments to recently adopted Ordinance No. 1677, & the rezoning of Block 244, Lot 1 , also known as Bill Henfy Park, from the R-1 Zoning District to the ROSE Zoning District. The Board does hereby recommend that Block 244, Lot 1 on the Official Tax Map of the City of North Wildwood be rezoned from the R-1 Zone to the ROSE (Recreation, Open Space & Education) Zoning District to evidence its formal dedication into an open space tract for multiple recreation uses. Also, the Board considered that Section 7 of Ordinance No. 1677 amending Section 276-15 (c) of the Land Development Ordinance be further amended to strike the language, “(a) Mechanical Rooms & other roof structures for the housing of stairways, tanks, ventilation fans, HVAC equipment or similar equipment required to operate & maintain the building.” The Board proposed amendments as set forth above are hereby satisfactory to the Board, substantially consistent with the North Wildwood Master Plan and, as such, the Board does hereby recommend that the City Council adopt & approve same.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Mr. Harkins & 2nd by Vice Chairman Einhaus. 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.

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: – September 9, 2015 meeting

The Board Solicitor presented the approval of September 9, 2015 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. Mr. DelConte mentioned he voted no & not reflected in the minutes. The Minutes were corrected by the Board Secretary to reflect same upon adoption. The application was originally disapproved by the Board by majority. Motioned as corrected by Chief Gallagher, & 2<sup>nd</sup> by Mr. Auty. Based on the affirmative roll-call vote of the Board members to memorialize the Meeting Minutes.

J) MEMORIALIZATIONS:

**P-15-7-1 - Spartan Management Group, LLC**

Block 248, Lot 1

311 Central Avenue

R-1 Zoning District

Minor subdivision approval w/ “c” variances

Spartan Management, LLC doing business at 959 East Main Street, Norristown, PA has applied to the Board for minor subdivision approval to create two (2) lots from one lot, demolish an existing single-family dwelling and construct two (2) single-family dwellings together with variances for lot area (4,375 sq ft proposed where 5,000 sq ft is required), lot frontage & lot width (43.75 ft proposed where 50 ft is required), total sideyard setback (18 ft proposed where 20 ft is required) for property located at Block 248, Lot, commonly known as 311 Central Avenue. The application was denied by the Board.

The Board Solicitor called for a motion to approve the memorialization of the Resolution as discussed. Motioned by: Vice Chairman Einhaus & 2<sup>nd</sup> by Mr. Auty. 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, except the following who abstained; Vice Chairman Einhaus.

K) UNFINISHED BUSINESS: None presented.

L) COMMUNICATION(S): None presented.

M) REPORTS: None presented.

N) MEETING ADJOURNED:

Meeting was adjourned at 7:52pm, on motioned by Chief Gallagher & 2nd by Mr. Harkins. Based on the affirmative roll-call vote of the Board members.

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

1/7/14  
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.*