

North Wildwood Planning Board  
Re-Organization & Special Meeting:  
January 6, 2016  
7:00 p.m.

The Re-Organization & Special Meeting of the North Wildwood Planning Board (Board) was held on the above date & time. Adequate notice of this meeting was submitted to the official newspaper of the City of North Wildwood (AC Press). An Agenda was posted on the main bulletin board at City Hall, on the bulletin board at the Planning/Zoning Office & on the City web site. Notice of same was forwarded to local newspapers for their notice as a “special meeting” as afforded under the Open Public Meeting Act requirements.

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 James M. Flynn	Present	Chief Matt Gallagher	Present
Mr. William Green	Present	Councilman David Del Conte	Present
Mr. John Harkins	Present	Mr. George Greenland	Present
Ms. Jodie DiEduardo	Present	Mr. Bill Auty (Alt. 1)	Absent
Mr. Bill O'Connell (Alt. 2)	Present	Mr. Ron Peters (Alt.3)	Present
Ms. Haas (Alt. 4)	Present		

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

E) SWEARING IN OF PROFESSIONALS:

The Chairman & Board Solicitor did not conduct the truth swearing of the professionals of the Board, Ralph Petrella, Board Engineer & Brian Murphy, Board Planner for it's not necessary for tonight.

F) ORGANIZATION MEETING – ANNUAL APPOINTMENTS FOR 2016

The Board Solicitor announced the election of Chairman of the Board position.

Election of Chairman & Vice Chairman

Motion to re-elect Mr. Davis as Chairman: Motioned by Mayor Rosenello, 2<sup>nd</sup> by Mr. Green, with no other nominations. To close nominations, Motioned by Mayor Rosenello, 2<sup>nd</sup> by Mr. Green. All Board members voted in the affirmative by roll-call vote on the Chairman's nomination.

Chairman Davis thanked the Board members for his nomination.

Motion to elect Mr. Flynn as Vice Chairperson: Motioned by Mayor Rosenello, 2<sup>nd</sup> by Mr. Greenland, with no other nominations. To close nominations, motioned by Chief Gallagher, 2<sup>nd</sup> by Mr. O'Connell. All Board members voted in the affirmative by roll-call vote on the Vice-Chairman's nomination.

Vice-Chairman Flynn thanked the Board members for his nomination.

Notice Designation of Official Newspapers

The Board Secretary made announcement that the official newspaper for the City as well as the Board, including notices of public meetings, shall be the Atlantic City Press newspaper. The Cape May County Herald & Wildwood Leader newspapers will serve as special notices of the Board, such as special meetings, cancellations etc. All notices of meetings of the Board shall be posted on the bulletin board in the lobby of City Hall, on the City web site & as filed with the City Clerk.

Notice of Scheduled Meetings for 2016 Calendar Year.

The Board Secretary proposed Board Resolution No. PB-03-2016 amending the Scheduled Meetings for 2016 Calendar Year. The Board proposed to change the start time of the meetings from 7:00pm to 6:30pm. Meeting dates were not changed. Discussion was made to re-schedule the June 8<sup>th</sup> meeting date, however the Board decided to leave that date remaining. Based on the passage of the Resolution by the Board, notice will be sent to area newspapers to reflect the schedule & timing of meetings & will be certified by the Board Secretary.

Motion to approve Resolution No. PB-03-2016. Motioned by Ms. DiEduardo, 2<sup>nd</sup> by Mayor Rosenello, with no other changes. All Board members voted in the affirmative by roll-call vote on Resolution No. PB-03-2016.

Resolution No. PB-01-2016 - Resolution appointing Board Secretary

Chairman Davis presented Board Resolution No. PB-01-2016 appointing Eric Gundrum as the Board Secretary for the Board & charged with the responsibility of performing all duties of the Board Secretary to the best of his ability. The anticipated term of this service shall commence January 2, 2016 & end December 31, 2016.

Motion to elect Eric Gundrum as Board Secretary: Motioned by Ms. DiEduardo, 2<sup>nd</sup> by Mr. Harkins, with no other nominations. All Board members voted in the affirmative by roll-call vote on the Board Secretary's nomination.

Board Secretary Eric Gundrum thanked the Board members for his nomination.

Resolution No. PB-02-2016 - Appointment of Board Professional(s)

Only one (1) Request for Proposals (RFP) was received by the Board Secretary for the position(s) of; Board Solicitor, Board Engineer & Board Planner. RFP's were only received by the current Board Professionals, no other outside firms submitted RFP's.

Chairman Davis requested that Brian Murphy, potential Board Planner, agree to waive any retainer fee as submitted in his RFP. No retainer fees will be charged as part of his service to the Board. Mr. Murphy agreed.

Based on the receipt of the RFP's, the Board presented Dean Marcolongo as the Board Solicitor nomination for the Board & charged with the responsibility of performing all duties of Board Solicitor to the best of his ability. The anticipated term of this service shall commence January 2, 2016 & end December 31, 2016.

Based on the receipt of the RFP's, the Board presented Ralph Petrella, Van Note Harvey & Assoc., as the Board Engineer nomination for the Board & charged with the responsibility of performing all duties of Board Engineer to the best of his ability. The anticipated term of this service shall commence January 2, 2016 & end December 31, 2016.

Based on the receipt of the RFP's, the Board presented Brian Murphy, MV Engineering, LLC, as the Board Planner nomination for the Board & charged with the responsibility of performing all duties of Board Planner to the best of his ability. The anticipated term of this service shall commence January 2, 2016 & end December 31, 2016.

Motion to elect the above referenced Board professionals: Motioned by Mayor Rosenello, 2<sup>nd</sup> by Vice-Chairman Flynn, with no other nominations. All Board members voted in the affirmative by roll-call vote on the Board Professionals nomination(s).

Board Professionals individually thanked the Board members for their nomination.

- G) MOTIONS FOR ADJOURNMENTS: – None presented.
- H) NEW BUSINESS: – None presented.
- I) 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.

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.

The Board Solicitor gave an update on the Redevelopment process of Block 152. The summary was strictly a “short” synopsis of the Redevelopment process based on law. A basic discussion on the auspices of the Redevelopment Law & process was discussed for the new Board members benefit. Mayor Rosenello also provided a summary of the Marina Bay Towers project synopsis. No particular redevelopment topics were posted to the Agenda.

J) APPROVAL OF MINUTES: – None presented.

Due to this Special Meeting designation, meeting minutes will be presented at the Board’s regular meeting on January 13, 2016.

K) MEMORIALIZATIONS: – None presented.

L) UNFINISHED BUSINESS: – None presented.

M) COMMUNICATION(S):

The Board Secretary received a letter of resignation from former Board member Joe Sevick. Mr. Sevick thanked the Board & City for his service, but due to relocation to outside of the City, he resigns his seat. He wished the Board the best for the future.

Mr. Green stated he was thankful for remaining on the Board. He also conducted some research of the combined Planning Board duties & authority under Zoning. He stated that a new trend to combine Boards is similar to other municipalities. No new training is required.

The Board Secretary requested the Board approval to require 20 copies of application documents. This is necessary for to provide copies for all Board members. Mr. O’Connell inquired any leeway on signed & sealed copies, which is required under law to be submitted.

Board members provided up-to-date contact information upon request of the Board Secretary.

Mayor Rosenello thanked the Board members for their service & cooperation of the new combined Board. He also explained the status of the Mayor’s designee, Doug Miller, who will serve in the Mayor’s absence. The Mayor also explained the situation of a “Use” Variance application and how that affects the Class I (Mayor & Mayor’s designee) & Class II (Councilman position) attendance at those applications.

Chairman Davis also explained that the Board Secretary will attend the Review Committee in the future.

The Chairman requested Board Engineer status on the review of the “Lampost Diner” (aka BoMax LLC) project. The Chairman was also concerned about the project possibly missed procedural

steps under the Ordinance & approval of the Board, which the Board Secretary & Board Engineer explained that was not the case at this time. The Board was dismayed to learn that the pilings were driven without a construction permit being issued.

N) REPORTS: - None presented

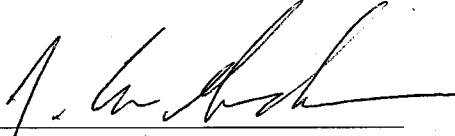
The Board Solicitor then gave a summary for new Board members & existing Board members on the auspices of Finding of Facts, the granting of Variances applications & finding of Special Reasons. The Board Solicitor gave a packet of information regarding same. He described in detail the different type of variance applications. Chairman Davis suggested the criteria for variance relief should be clearly spoken in the record, by the applicant, applicant's experts or the Board professional. Mr. Petrella reiterated that the applicant's experts should provide this testimony. Mr. Green & Mayor Rosenello spoke about applications that want to withdraw after providing testimony, which from a public policy standpoint, will not be allowed to withdraw from a Board policy standpoint. Lively discussions of different scenarios of different types of application were mentioned among the Board.

O) MEETING ADJOURNED:

Meeting was adjourned at 8:19pm, on motion by Mr. Green & 2nd by Ms. Haas, with all present members voting in the affirmative.

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

2/18/16  
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.*

