

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	Present
Mr. John Harkins	Present	Mr. George Greenland	Absent
Ms. Jodie DiEduardo	Present	Councilman David DelConte	Present
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:

**P-16-6-1 – Debra Fynes**

Block 156, Lot 13  
212 New York Avenue  
R-2 Zoning District  
Variance siteplan approval – new home construction

Ms. Debra Fynes residing at 212 New York Avenue, has applied to the Board for variances for lot area (1,750 sq. ft. existing where 4,000 sq. ft. is required), lot frontage (35 ft. proposed where 40 ft. is existing), lot depth (50 ft. existing where 100 ft. is required), rear yard setback (3 ft. proposed where 10 ft. is required), front yard setback (7 ft. 6 in. proposed where 10 ft. is required), side yard setback (2 ft. proposed where 4 ft. is required), total side yard setback (7 ft. proposed where 10 ft. is required) & building height (29 ft. 6 in. proposed where 27 ft. is required), from the requirements of Section 276-34(B)(9) of the Land Development Ordinance (Ordinance), to demolish an existing single-family dwelling & construct a new single-family dwelling at Block 156, Lot 13, commonly known as 212 New York Avenue. The subject property is located in the R-2 Zoning District.

The Board Solicitor called for a motion to approve the memorialization as discussed. Motioned by: Ms. DiEduardo & 2nd by Ms. Haas. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Mr. Green, Councilman DelConte, Chairman Davis & Mr. Auty abstained from the vote. Based on the majority roll-call vote being affirmative, the memorialization was approved by the Board.

H) NEW BUSINESS:

**Conceptual Review**

Anglesea Properties, LLC (aka Marina Bay Towers)  
Block 152, Lot(s) 1 & 13  
New York Avenue, between 5th & 7<sup>th</sup> Avenues  
R-2 Zoning District  
Affordable Housing/new construction multi-family & multi-use  
development

The Board Solicitor announced that the Conceptual Review application; Anglesea Properties, LLC did not present application & plans to the Board Secretary so that no application was presented to the Board. No further information concerning this application was submitted.

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: – August 10, 2016 meeting

The Board Solicitor presented to the Board the approval of August 10, 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 Chief Gallagher & 2<sup>nd</sup> by Mr. Harkins. Mr. Green, Councilman DelConte & Mr. Auty abstained due to absence from last month's meeting. 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:

Redevelopment Plan – Block 152 – the Chairman announced that the consultant has submitted a Change Order request to increase the contract from \$31,000.00 to \$33,736.00. The Board Solicitor presented Board Resolution No. PB-07-2016 for the Board's approval for the change order request. The Board executed a contract for such planning services in an amount not to exceed \$31,000.00 with said contract executed by the Chairman of the Planning Board on February 18, 2016. Remington, Vernick & Walberg Engineers has now submitted a request for change order of the prior contract to increase the contract amount by \$2,736.00 to a total contracted amount not to exceed \$33,736.00, and the Board having reviewed the content of the request for change order & found same to be appropriate under the facts & circumstances surrounding the Redevelopment Study.

The Board Solicitor presented to the Board the approval of Board Resolution No. PB-07-2016. The Board Solicitor called for any discussion or corrections to the minutes. 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 approve Board Resolution No. PB-07-2016, the Resolution was approved.

In another matter, Chief Gallagher remarked that the curb has been installed correctly at the property at 14<sup>th</sup> & Surf Avenues. The Board had a discussion regarding this application at last month's meeting. The Board had previously 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. Discussion pertained to the existing driveway on Surf Avenue was modified incorrectly with just a new/recently poured raised curb. The Board agreed that the curb/driveway was modified incorrectly & must be fixed. In addition, the modification to the structures was not complied with by the Zoning Officer. The Board discussed on how to prevent these issues in the future.

Mr. O'Connell brought up the status of the Affordable Housing Plan. The Board Solicitor remarked that this plan is still under development & is being prepared by consultant Heyer & Gruel out of Red Bank, NJ.

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.

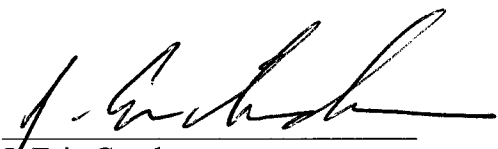
M) UNFINISHED BUSINESS: None presented.

N) REPORTS: None presented.

O) MEETING ADJOURNED:

Meeting was adjourned at 6:49pm, on motioned by Mr. Harkins & 2nd by Ms. DiEduardo. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 10/13/16  
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.*