

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 Jodie DiEduardo	Present	Mayor's Designee Doug Miller	Present
Chief Matt Gallagher	Present	Mr. William Green	Absent
Mr. John Harkins	Present	Councilman David Del Conte	Present
Mr. George Greenland	Present	Mr. James M. Flynn	Present
Mr. Bill Auty (Alt. 1)	Present	Mr. Bill O'Connell (Alt. 2)	Present
Mr. Ron Peters (Alt.3)	Present	Ms. Haas (Alt. 4)	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 that the Board quorum has been established.

D) SWEARING IN OF PROFESSIONALS:

The Board Solicitor did conduct the truth swearing of the Board's professionals as it was necessary for tonight's meeting.

E) MOTIONS FOR ADJOURNMENTS: None presented.

F) MEMORIALIZATIONS:

Z-17-5-1 Edward Roach/Terry Schindel

Block 179, Lot 12
108 W. 10th Street
R-2 & CBD Zoning District
Minor Subdivision approval
Use Variance approval

Edward D. Roach, Sr. & Terry L. Schindel residing at 221 12th Street, Key Colony Beach, FL have applied to the Board for Minor Subdivision approval to create two (2) lots from one (1) lot & a D-1 Use Variance to demolish an existing single-family dwelling & construct two (2) duplexes for property located at Block 179, Lot, commonly known as 108 West 10th Avenue.

The Board Solicitor called for a motion to approve the memorialization as discussed. Motioned by: Vice-Chair DiEduardo & 2nd by Mr. Harkins. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Based on the majority roll-call vote being affirmative, the Memorialization of the Resolution was approved by the Board. Mr. Miller, Councilman DelConte, Mr. Auty, Mr. O'Connell & Mr. Peters abstained on the memorialization.

G) NEW BUSINESS:

Board Member Vice-Chair DiEduardo at this point in time, steps down from the Board dais, as the next application has a conflict with the attorney representative/law firm. Vice-Chair DiEduardo took a seat in the public gallery.

P-17-6-1 Joseph Templin/Norwild, LLC

Block 135, Lot 13
2310 New York Avenue, North Wildwood, NJ
R-2 Zoning District
Minor Subdivision approval

Joseph J. Templin individually & trading as Norwild, L.L.C., doing business at 136 Kathleen Lane in Wyomissing, PA 19610, has applied to the Board for minor subdivision approval to create two lots from one (1) lot located at Block 135 Lot, commonly known as 2310 New York Avenue.

Anthony Monzo, of the law offices of Monzo, Hillegass, & Catanese, appeared on behalf of the Applicant & explained the nature of the application to the Board. Mr. Monzo advised that the Applicant is the sole owner of the Limited Liability Corporation, which is the owner of the subject property that is located in an R-2 Zone. Mr. Monzo advised that Joseph Templin was in the hearing room & available to answer questions if necessary. Mr. Monzo advised that the subject property is a corner lot consisting of 100 foot by 100 foot. There are two (2) residential dwellings on the property with a large sideyard. Mr. Monzo advised that the Applicant proposes to demolish all existing structures on the lot and subdivide same into two (2) fully conforming lots. Proposed Lot A will be developed with a single-

family dwelling & Proposed Lot B will be developed with a duplex. Mr. Monzo opined that he believes that no variances are required & as such this is a by-right subdivision.

The Board was in receipt of a plan of minor subdivision created by Dante Guzzi Engineering Associates consisting of one sheet dated June 13, 2017 & last revised July 12, 2017, which was incorporated as fact.

The Board was in receipt of a Review Memorandum of Mr. Petrella, Board Engineer, dated July 31, 2017, which was incorporated as fact. Mr. Petrella agreed that the application was a by-right subdivision and that the existing structures & chain link fence must be removed. The Board was in receipt of a Review Memorandum of Mr. Murphy, Board Planner, dated July 28, 2017, which was incorporated as fact. Mr. Murphy concurred with the conclusions of Mr. Petrella.

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

The Board members then discussed & summarized the Minor Subdivision application as presented. The Board then discussed the finding of facts on the Minor Subdivision application. Each Board member gave reasoning for their view of the facts & the application as it relates to the application. Mr. Greenland “volunteered” for the finding of facts. Mr. Greenland reiterated to the address and Block & Lot of the property as stated in the application. The Zoning District is R-2. The Applicant is the owner to the subject property and, as such, has standing to come before the Board requesting Minor Subdivision approval to demolish an existing apartment house & construct a new single-family & duplex dwelling(s). The proposed lot which is fully within the R-2 Zoning District, will be a fully conforming lot & duplexes are permitted uses in the zone. The proposed lot is fully conforming lot, permitted in the zone. The Board specifically finds that the development plans & will result in the construction of a building fully in conformance with current construction codes. Testimony was provided that the area & the size of the subject property. The purposes of the zoning law would be advanced by the proposed development, The Applicant has satisfied the requirements for approval. No additions or correction to the finding of facts. No discussion on the facts.

The Board Solicitor called for a motion to approve the Minor Subdivision application as discussed. Motioned by: Mr. Flynn & 2nd by Councilman DelConte. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Based on the majority roll-call vote affirmative votes, the siteplan application was approved by the Board.

Board Member Vice-Chair DiEduardo at this point in time, returned to her seat on the Board dais.

Seaport Redevelopment Plan Amendment

Planning Board review & recommendation of positive findings of proposed Ordinance to amend the Redevelopment Plan from 10 years to City Council determined date or issuance of Certificate of Completion and/or Compliance

Pursuant to the NJ Municipal Land Use Law, specifically NJSA 40:55D-64 & NJSA 40:55D-26, the Planning Board (Board) is given the responsibility & authority to hold public hearings regarding amendments to a municipality's land development ordinances & report its findings & recommendations to the governing body of the municipality. In accordance with its statutorily authorized powers, the Board adopted a Redevelopment Plan known as the "Seaport Pier Redevelopment Area" to facilitate the redevelopment of Seaport Pier & a portion of Block 291 herein after referred to as the "Redevelopment Area." The City adopted the Seaport Pier Redevelopment Plan pursuant to the Local Redevelopment & Housing Law {NJLRHL} (NJSA 40A:12A-1 et seq.) in hope of facilitating new construction in the Redevelopment Area. As a result of various circumstances, including but not limited to, severe adverse economic conditions & permitting obstacles with the NJ Department of Environmental Protection, no developer has, to date, successfully commenced a redevelopment project in the Redevelopment Area. Pursuant to Section 11.2.1 of the Seaport Pier Redevelopment Plan, the effectiveness of the Plan was for a period of ten (10) years from its adoption, unless such period was extended by City Council ordinance. The City is still desirous of obtaining a developer to construct an appropriate project within the Redevelopment Area in accordance with the terms & conditions of the original Redevelopment Plan. the City has expressed intent to formally continue & extend the effectiveness of the Redevelopment Plan pursuant to Section 11.2.1 of said Plan. Pursuant to NJSA 40A:12A-7(e) of the NJLRHL, any amendment to the Redevelopment Plan must be referred to the Board, which shall report to the City Council on their recommendations concerning the Plan or Plan amendments & identify any provision of the Plan or amendments that are inconsistent with the City's Master Plan. The Board stipulated, that the proposed amendment to Section 11.2.1 of the Redevelopment Plan to remove the reference to the ten (10) year effective period and to continue & extend the effectiveness of the Redevelopment Plan without limitation, until such time as a certificate of completion & compliance is issued or such time as City Council shall otherwise determine, pursuant to any adopted ordinance is hereby satisfactory to the Board & said amendment is substantially consistent with the City Master Plan & the Board does hereby recommend that the City Council adopt an ordinance amending same as set forth in the Resolution.

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

The Board members then discussed & summarized the Resolution as discussed & as presented. The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Mr. Miller & 2nd by Mr. Harkins. The Board Solicitor called for any discussion or corrections to the motion. The Board proposed no corrections, additions or comments to the motion. Based on the majority roll-call vote affirmative votes, the Resolution was approved.

H) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment.

At this time, Theresa Allendorf, 324 West Walnut Avenue, commented on the letter received from the attorney Steven Nehmad, potential attorney for Wawa, Inc. Mr. Nehmad submitted a letter requesting the City's endorsement to removing the street end bollards at the end of Maryland Avenue, at the intersection Maryland & Walnut Avenue intersection. This condition of approval by the Zoning Board in approving the Wawa siteplan. Ms. Allendorf remanded the Board that the letter stipulates the reason for the street-end bollard system/street closure was due to the Coconut Cove restaurant development. She re-iterated that the traffic derived from Wawa is the cause of the street-end closure. Chairman Davis reiterated that the letter was addressed to the City and City Council has ruled that the application to remove the condition of approval would come back to the Planning/Zoning board for consideration. No formal application for same has been received by the Board Secretary at this time. Ms. Allendorf re-iterated that NJDOT and the Maryland Avenue traffic light needs to be looked at for better signal timing. NJSH Rt. 47 is NJDOT jurisdiction & Maryland Avenue needs a turn-signal. Mr. Petrella stated the problem lies at the Wawa driveway on Rt. 47/Spruce Avenue. Some members of the Board & Ms. Allendorf tended to dis-agree. Mr. Petrella noted the City approached NJDOT to do signal & new traffic signal, which was turned down by NJDOT. Mr. Petrella also noted a left-turn land into Wawa driveway is being looked at this time. Mr. O'Connell also noted New York Avenue is backing up due to the closure of Maryland Avenue. Ms. Allendorf asked why is NJDOT not being cooperative. Ms. Allendorf stated again, keep the street closure/bollard system in place.

No further public members wished to speak on behalf of the meeting or to the Board at this time. No comment was offered. Chairman Davis closed the public portion of the meeting.

I) APPROVAL OF MINUTES: – July 12, 2017 Regular meeting

The Board Solicitor presented to the Board the approval of July 12, 2017 Regular Meeting minutes. The Board Solicitor called for any discussion or corrections to the minutes. No further discussion to the minutes. Motioned as proposed by Mr. Harkins & 2nd by Mr. O'Connell. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved. Mr. Miller, Councilman DelConte & Mr. Auty abstained on the minutes.

J) UNFINISHED BUSINESS: none presented.

A discussion of architectural "bump-outs" as objects was discussed. An interpretation of the term was discussed. The purpose of this bump-out was to enhance architectural items. Bump-outs have to be 10 feet above grade. Bump-outs should be allowed in all residential zoning districts to encroach in the setback areas, at least 10 feet above grade, but no less than four (4) feet minimum setback from property lines. This interpretation/definition will be left to be included in the Master Plan project.

Significant discussion regarding traffic issue of the Wawa development was discussed by the Board. Existing problems were reiterated by the Board members. The letter by attorney Steve Nehmad,

as referenced by Ms. Allendorf was sent to City Council, not the Board. Several Board members wondered why they did not get copy of the letter.

K) COMMUNICATION(S):

Future Master Plan amendments/planning:

Chairman Davis requested as an agenda item be placed on the 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 Secretary presented letter of by Ginny Blair, regarding a NJ CAFRA application of Joseph Pileggi, Block 92.01, Lots 7 & 8. The NJDEP CAFRA permit application was filed with the State for a proposed single-family dwelling on a "land-locked parcel along Hoffman Canal & City alley. As this application is only a State CAFRA/Waterfront Development, the Board has no approval or jurisdiction in the matter. The Board was given copy of Ms. Blair's letter, as forwarded by the City Clerk.

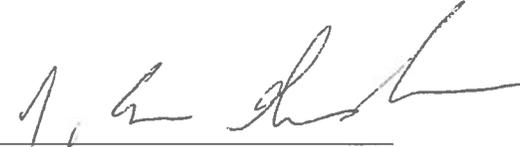
The Board Secretary announced the next Master Plan Sub-Committee meeting will be August 23, 2017 at the North Wildwood Recreation Center (which was subsequently re-scheduled to August 29, 2017 after the Board meeting occurred).

L) REPORTS: None presented.

M) MEETING ADJOURNED:

Meeting was adjourned at 7:18pm, on motioned by Vice-Chair DiEduardo & 2nd by Mr. O'Connell. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 9/19/17
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.