

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	Absent	Mayor's Designee Doug Miller	Present
Chief Matt Gallagher	Present	Mr. William Green	Present
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)	Present

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:

Z-17-8-1 Richard Kaye

Block 150, Lot 2

809 Beach Creek

R-2 Zoning District

Use Variance, with rearyard & sideyard setback variances,
siteplan approval

This application was announced by the Board Secretary upon request of the Applicant's attorney, Marcus Karavan, Esq., for adjournment to next month's meeting. The Board Solicitor made the announcement that no further public notices(s) were required to notice this application for the November 15, 2017 meeting. The application will be adjourned for next month's meeting for the November 15, 2017 meeting.

F) MEMORIALIZATIONS:

Z-17-7-2 Kevin McArdle

Block 245, Lot 4

601 Central Avenue

R-1 Zoning District

Use Variance, with frontyard & sideyard setback variances,
siteplan approval

Kevin McArdle residing at 601 Central Avenue has applied to the Board for a Use Variance for the expansion of a non-conforming use together with variances for frontyard setback to Central Avenue (6 foot 4 inches proposed where Seven (7) foot is required), frontyard setback to Sixth Avenue (six (6) foot proposed where seven (7) foot is required), and sideyard setback (4 foot 1 inch proposed where eight (8) foot is required) to renovate an existing duplex in a R-1 Zoning District for property located at Block 245, Lot 4, commonly known as 601 Central Avenue.

The Board Solicitor called for a motion to approve the memorialization as discussed. Motioned by: Chief Gallagher & 2nd by Mr. Green. 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. Councilman DelConte, Mr. Auty, Mr. O'Connell, Mr. Peters & Ms. Haas did not have to vote on the memorialization.

G) NEW BUSINESS:

Board member Mr. Greenland at this point in time, steps down from the Board dais, as the next application has a conflict as Mr. Greenland resides within 200 feet of the Applicant's property. Mr. Greenland took a seat in the public gallery.

P-17-8-1 317 East Hand, LLC

Block 47, Lot 12
645 West Spruce Avenue
R-2 Zoning District
Minor Subdivision approval

317 East Hand, L.L.C. doing business at 39 Union Avenue, Lakehurst, NJ has applied to the Board for minor subdivision approval to create two (2) lots from one (1) lot with the intent to construct a single-family dwelling & a duplex on property located at Block 47, Lot, commonly known as 645 West Spruce Avenue.

Eric Garrabrant, Esq., of Wildwood, NJ appeared on behalf of the Applicant & explained the nature of the application. Mr. Garrabrant advised the Board that the Applicant's property is 105-foot-wide by approximately 105-foot long. The Applicant is proposing to subdivide the property into two (2) fully conforming lots. One (1) lot will be 45-foot-wide & 105 feet deep. The 2nd will be 60-foot-wide & 105 feet deep. The Applicant proposes to construct a single-family dwelling on the smaller lot & a duplex on the larger lot. Mr. Garrabrant advised that the Applicant does not require any variances, and, as such, this is a "by-right subdivision."

The Board is in receipt of a Plan of Minor Subdivision of Dante Guzzi Engineering Associates of Cape May Court House, NJ, dated August 29, 2017 & last revised September 25, 2017, which was incorporated as fact.

Scott Brown, a licensed land surveyor, appeared, was sworn, & testified as to the application & from the subdivision plan submitted. Mr. Brown testified that the Applicant is proposing to create two (2) fully conforming lots & concurred with Mr. Garrabrant that no variances were requested.

Board member Mr. Miller arrived at this point in time. Per the Board Solicitor, Mr. Miller will not vote on the application.

Upon questioning from Board member Mr. Flynn, Mr. Garrabrant noted that John Paxton would be the contact person for the corporation.

The Board was in receipt of a Review Memorandum of Mr. Petrella, Board Engineer, dated October 1, 2017, which was incorporated as fact. Mr. Petrella, noted that the Board should require as a condition of approval that all structures on the property be demolished prior to the subdivision plan being filed. The Board was in receipt of a Review Memorandum of Mr. Murphy, dated September 28, 2017, which was incorporated as fact.

The Board members then discussed & summarized the Minor Subdivision application as presented. The Board then discussed the finding of facts on the application. Each Board member gave reasoning for their view of the facts & the application as it relates to the application. Mr. Green "volunteered" for the finding of facts. Mr. Green 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 application approval to & desires to create two (2) buildable lots. The Board specifically finds that the development plans and

will result in the construction of a building fully in conformance with current construction codes. Testimony was provided on 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.

Chairman Davis then opened the application for general public comment. Mr. George Greenland, who is a Board member, who stepped down/excused himself from his Board position on this application, of Pine Avenue, appeared, was sworn & requested that a pine tree on this property be removed to improve his view to the west. The Applicant agreed to this request. In addition, the Applicant agreed to work with Mr. Greenland to remove a water access easement across his property. These conditions were agreed to by the Applicant will be conditions of approval to the application. With no further comment to be offered, Chairman Davis closed the public portion of the meeting.

The Board Solicitor called for a motion to approve the Minor Subdivision application as discussed. Motioned by: Mr. Harkins & 2nd by Mr. O'Connell. 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 Minor Subdivision application was approved by the Board. Ms. Haas & Mr. Miller did not need vote on the application.

Board member Mr. Greenland at this point in time, returned to his seat on the Board dais.

Z-17-8-1 Richard Kaye

Block 150, Lot 2

809 Beach Creek

R-2 Zoning District

Use Variance, with rearyard & sideyard setback variances,
siteplan approval

This application was adjourned by the Board. This application was announced by the Board Secretary upon request of the Applicant's attorney, Marcus Karavan, Esq., for adjournment to next month's meeting. The Board Solicitor made the announcement that no further public notices(s) were required to notice this application for the November 15, 2017 meeting. The application will be adjourned for next month's meeting for the November 15, 2017 meeting.

H) **PUBLIC PORTION:**

Chairman Davis then opened the meeting for general public comment.

Doreen Corino, Esq, appearing on behalf of Joe Mahoney of Hawaiian Beach Resort, LLC, developers of residential housing in the Motel/Commercial (M/C) Zoning District, requested that a change of the M/C Zoning District be reviewed for residential structures during the Master Plan Re-Examination process that the Board is currently engaged in at this time. Ms. Corino requested that residential flats be considered as a permitted use for the Zoning District. The Board Solicitor questioned whether Ms. Corino wanted the Zoning Districts be changed exclusively or to allow the residential to be permitted in the current Zoning District. Ms. Corino answered to be an additional permitted use in the Zoning District.

Chairman Davis explained that the mindset of the Sub-Committee of the Board reviewing the Master Plan is to consider the R-1.5 Zoning District which allows duplexes following the R-2 Zoning District bulk requirements. He requested that Ms. Corino considered this in their future planning.

Mr. Sam Acardi, property owner of a business in the M/C Zoning District, also desires change to the permitted uses in the M/C Zoning District. Mr. Acardi was concerned that existing business be allowed to continue to be permitted uses as well as allowing residential uses in the future, as requested by other members of the public. Businesses should not be zoned out of the existing Zoning District. Chairman Davis explained that Master Plan review has commenced. The City will hold a master plan meeting to discuss the changes in the near future. At that meeting, the owners of the motels in that area can voice their concerns & recommendations. The future meeting will be held at the Recreation Center.

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.

H) APPROVAL OF MINUTES: – September 13, 2017 Regular meeting

The Board Solicitor presented to the Board the approval of September 13, 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. Greenland & 2nd by Mr. Harkins. Based on the affirmative majority roll-call vote of the Board members to memorialize the Meeting Minutes, the Meeting Minutes were approved.

I) UNFINISHED BUSINESS: none presented.

J) 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 Solicitor provided a short summary on the Master Plan consultant. The Consultant provided several in-depth questions that the City on a whole has to answer. Chairman Davis requested that a meeting & Master Plan Sub-Committee meet in November be set-up. Chairman Davis requested thru Mr. Green, requested the Consultant questions be distributed to the Sub-Committee members of the Master Plan.

The Board Secretary announced receipt of an approved NJ NJDEP/CAFRA permit for property 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 Secretary mentioned that this same property was subject of a Zoning Board application for approval, that was subsequently denied.

Mr. Green explained that a public meeting for the Wildwoods Rio Grande Avenue Reconstruction Project occurred last week at the Wildwoods Convention Center on behalf of the County of Cape May & project consultant. Mr. Green explained the possible traffic impacts of the traffic improvement project affect on traffic issues upon North Wildwood community & residents. This is a major traffic improvement being constructed by the County of Cape May, under funding from New Jersey Dept. of Transportation (NJDOT), Greater Wildwood Tourism Improvement & Development Authority (GWTIDA) & County of Cape May. Chairman Davis briefly described the major traffic improvements as proposed. Chairman Davis identified himself as a property owner within the project limits & would abstain from any involvement of the Board in an official capacity should the Board want to comment on the project. This will be a major reconstruction project of Rio Grande Avenue, into the City of Wildwood, which is the major road connector/entry way into Wildwood. This construction may start in late 2018. Mr. Greenland is on the committee for this project as part of GWTIDA.

The Board Solicitor offered to form a Sub-Committee of the Board to investigate this project on behalf of the Board. The Board Secretary remarked that traffic impacts may shift from Rio Grande Avenue to West Spruce Avenue in North Wildwood for summer-time traffic & local developments along Spruce Avenue during their buildout & final construction. The Board Chairman will contact City Administration to follow-up on this topic.

Chief Gallagher questioned whether anything new with Wawa's letter to City Administration regarding opening Maryland Avenue to thru-traffic. The Board Secretary answered that nothing has been submitted to the Board formally in the form of application or any documents. The Board did discuss possible impacts of opening Maryland Avenue as it affects the neighborhood, City of North Wildwood & local developments (Paradise Cove) under construction.

Chairman Davis offered to the Board Engineer & Board Planner to leave the meeting at this time for anticipated Closed Session of the meeting. Both professionals did take their leave at this time.

K) REPORTS: None presented.

The Board motioned to enter into Closed Session discussion regarding personnel issues. Upon the following motion, the Board entered into Closed Session at 7:36pm, on motion by Chief Gallagher & 2nd by Mr. Greenland. Based on the affirmative roll-call vote of the Board members, the motion to entered into Closed Session was approved.

The Board concluded Closed Session at 9:12pm, on motion by Vice Chair DiEduardo & 2nd by Chief Gallagher. Based on the affirmative roll-call vote of the Board members, the motion to end Closed Session was approved.

L) MEETING ADJOURNED:

Meeting was adjourned at 9:13pm, on motioned by Vice-Chair DiEduardo & 2nd by Mr. Flynn. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: _____

1/11/18
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.

