

North Wildwood Planning Board
Regular Meeting: March 13, 2019
6:30 p.m.

The regular meeting of the North Wildwood Planning Board (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

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| Chairman Robert Davis | Present | Mayor Patrick Rosenello' | Absent |
| Vice Chair Jodie DiEduardo | Present | Mayor's Designee Doug Miller | Absent |
| Chief Matt Gallagher | Present | Mr. William Green | Present |
| Mr. John Harkins | Present | Councilman David Del Conte | Absent |
| Mr. George Greenland | Absent | Mr. James M. Flynn | Absent |
| Mr. Bill Auty (Alt. 1) | Absent | Mr. Bill O'Connell (Alt. 2) | Absent |
| Mr. Ron Peters (Alt.3) | Present | Ms. Haas (Alt. 4) | Present |

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| Mr. Robert L. Belasco (Board Solicitor) | Present |
| Mr. Ralph Petrella (Board Engineer) | Present |
| 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 conduct the truth swearing of the Board's professionals as it was necessary for tonight's meeting.

F) MOTIONS FOR ADJOURNMENTS: None

G) MEMORIALIZATIONS:

Application Number: P-18-12-1 - JFM of Wildwood, LLC

121 E. 23rd Avenue
Block 198, Lot 17
R-1.5 Zoning District
D3 Conditional Use Variance approval

The Board heard & considered the application of JFM of Wildwood, LLC (“Applicant”), doing business at 5202 Lake Road, Suite A, Wildwood, NJ, who is the contract purchaser of the property located at 121 E. 23rd Avenue, a/k/a Block 198, Lot 17, seeking a D(3) Conditional Use Variance & ‘C’ variance relief in connection with the minimum sideyard setback (10 feet sideyard setbacks are required whereas eight (8) feet sideyard setbacks are proposed), in order to construct a two-family semi-detached dwelling (duplex) on the existing 60’ x 100’ lot.

The Board Solicitor called for a motion to approve the memorialization of the approval Resolution as discussed. The conditional use variance approval of JFM of Wildwood, LLC is hereby approved for memorialization subject to the Resolution. On 1st motion by: Vice Chair DiEduardo & 2nd motion by Mr. Green. The Board Solicitor called for any discussion or corrections to the motion. The Board corrected the application number on the Meeting Agenda. The Board proposed no additional corrections, additions or comments to the motion. Mr. Peters abstained on the vote to memorialize the Resolution. Based on the majority roll-call vote being affirmative, the memorialization of the Resolution was approved by the Board.

H) NEW BUSINESS: None

I) PUBLIC PORTION:

Chairman Davis then opened the meeting for general public comment. 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.

J) APPROVAL OF MINUTES: –

The Board Secretary presented to the Board the approval of March 13, 2019 Meeting minutes. The Board Secretary called for any discussion or corrections to the minutes. The Board Secretary & Mr. Green pointed out minor edits in the minutes. No further discussion to the minutes. Correction made upon adoption. On 1st motion as proposed by Vice Chair DiEduardo & 2nd motion by Ms. Haas. Mr. Peters abstained on the vote to memorialize the Meeting Minutes. 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:

Development Ordinance Review Committee discussion regarding possible amendments to the Land Development Ordinance

The Board Solicitor requested to defer this discussion until such time the Board Sub-Committee met to discuss same. While the Board Solicitor gave a brief general summary of the purpose of the Ordinance amendments & role of the Sub-Committee, the Board collectively decided to defer this detail discussion.

The Board did discuss the subject of stair landings, open porches & open decks in the residential zoning districts as it relates to the Land Development Ordinance to be allowed and/or permitted to be five (5) feet from the front property line. The Board authorized a letter of clarification to be drafted by the Board Solicitor and sent to the Zoning Officer. This letter is meant to clarify a discrepancy/interpretation in the Ordinance regarding same. The Board ratified this letter explaining same by Board vote. On motion by Mr. Green & 2nd by Chief Gallagher. Vice Chair DiEduardo abstained on the motion. Based on the affirmative majority roll-call vote of the Board members to approve the drafting & send letter of interpretation on the subject of permitting stair landings & open decks.

The Board then choose to approve same by Resolution for only stair landings to be limited by four (4) foot by five (5) foot and to recommend same to City Council for amendment to the Land Development Ordinance and to be memorialized at the next Board meeting. It is the Board action to limit this amendment only to the stair landings sizing. The Section 276-12(G) will be eliminated and then incorporated into all residential zoning districts (R-1, R-1.5, R-2 & OS Zoning Districts). On 1st motion by Ms. Haas & 2nd motion by Mr. Harkins. Vice Chair DiEduardo abstained on the motion. Based on the affirmative majority roll-call vote of the Board members to approve the Resolution recommending to City Council amendments to the Land Development Ordinance for permitting stair landings & open decks.

- L) COMMUNICATION(S): None presented
- M) REPORTS: None presented.
- N) MEETING ADJOURNED:

Meeting was adjourned at 7:30pm, on 1st motion by Ms. Haas & 2nd motion by Mr. Harkins. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 4/11/19
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.