

North Wildwood Planning Board  
Special Meeting: March 24, 2020  
6:30 p.m.

The Special meeting of the North Wildwood Planning Board (Board) was held on the above date & time. Adequate notice of this Special 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.

PUBLIC NOTICE – NORTH WILDWOOD SPECIAL PLANNING BOARD MEETING, 3/24/2020, MOVED TO ELECTRONIC MEETING PLATFORM ZOOM.US North Wildwood – Per Governor Murphy’s Executive Orders #107 & #108 issuing a statewide lockdown, and pursuant to the State Legislature’s Assembly Bill No. 3850 passed by the Legislature & signed by the Governor into law, the City of North Wildwood Special Planning Board Meeting currently scheduled for Tuesday, March 24th, 6:30 p.m. shall be conducted electronically via Zoom.us electronic meeting platform. Members of the public can join the meeting & voice their opinions during the public comment period by joining the meeting using the Zoom Mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in through the Zoom teleconference call system. Information on how to join the meeting electronically was provided in all public notices displayed or printed in local newspapers. Please be further advised that this meeting will be recorded, and any comments made during this meeting are open public record pursuant to the Open Public Record Act (OPRA).

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	Absent
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	Absent
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. Robert L. Belasco (Board Solicitor)	Present
		Mr. Ralph Petrella (Board Engineer)	Present
		Eric Gundrum, (PB Secretary)	Present

The following members of the public & interested parties related to the review of the proposed ordinances were in attendance & registered their attendance through the Zoom.us electronic meeting platform; Craig Rehkamp, Rob Beckelman, Sal Perillo & Sal Zampirri, Sr., City Council President.

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 presented.

G) MEMORIALIZATIONS: None presented.

H) NEW BUSINESS:

Councilman DelConte announced he has a "conflict" with the next application as the Councilman will act on any future City Ordinances, permits and/or approvals. Councilman DelConte was excused from the meeting.

- Proposed Ordinance #1805 amendments to the existing Marina Bay Towers Redevelopment Plan
- Proposed Ordinance #1803 creating the North Wildwood Marina Zoning District which pertains to Phase 2 of the Marina Bay Towers Development (the marina site)

The Board is considering proposed Ordinances introduced by the governing body which directly relates to the settlement of the outstanding Marina Bay Tower litigation. The City attorneys representing the matter of Marina Bay Towers have requested that the Board consider holding a Special Meeting in order to review & consider proposed amendments to the existing Marina Bay Towers Redevelopment Plan & a separate Ordinance creating the North Wildwood Marina Zoning District which pertains to Phase 2 of the Marina Bay Towers Development (the marina site). It is anticipated that City Council will introduce these Ordinances by way of a first reading at their March 17, 2020 regular meeting & then refer same to the Board for a consistency review.

Pursuant to the NJ Municipal Land Use Law (NJ-MLUL), specifically N.J.S.A. 40:55D-25 & 40:55D-28, Municipal Planning Boards are given exclusive authority to adopt or amend a Municipality's Master Plan, or a component thereof. The Board conducted a review & reexamination of the City's Master Plan & a reexamination of the City's Land Use Ordinance, which was reduced to writing in the form of a report entitled "Master Plan Reexamination Report (2018 Master Plan)" dated September 2018.

The City of North Wildwood's governing body introduced Ordinance 1803, entitled "An Ordinance adopting Amended Redevelopment Plan for Redevelopment Plan previously adopted pursuant to Ordinance No. 1231" which involves various amendments to an existing Redevelopment Plan associated with Block 152 within the City of North Wildwood. The governing body also introduced Ordinance 1805, entitled "An Ordinance adopting a new North Wildwood Marina Zoning District in a two-city block area of the Bayside Business (BB) Zoning District encouraging the rehabilitation of the Marina Bay Towers project & restoration of the maximum number of affordable housing units determined by the Affordable Housing Court of jurisdiction in connection with final restructuring plan for the Marina Bay Towers affordable senior citizen housing provided by the Block 152, Lot 1 site and the public purpose & benefit found by the Court Chancery Division &

affirmed by the Appellate Division in the Manufacturers and Traders Trust Co. v. Marina Bay Towers Urban Renewal, L.P. (Docket no. CPM-F-04999-14) in restoring & maximizing the number of affordable housing units for senior citizens, as well as the resolution of long-standing litigation with various ownership interests which resolution is designed to more feasibly, cost effectively & efficiently facilitate such public purpose & benefit.

Pursuant to N.J.S.A. 40:55D-26, following its review of said development regulation, revision, or amendment thereto, the Board is required to prepare a report, to be submitted to the governing body, outlining the Board's findings in relation to the consistency of said regulation to the municipality's Master Plan. The proper notices were given to the persons & bodies as required by law, and the necessary publications were undertaken, and the proofs with respect thereto have been filed. At the Special Public Meeting, the Board conducted a hearing in order to review Ordinances No. 1803 & 1805 outlining proposed amendments to the existing Block 152 Redevelopment Plan & the City's Land Use Ordinance, reviewed a March 20, 2020 report, same is incorporated herein by reference, prepared by Board Engineer Ralph Petrella, entitled "Report on Consistency of Ordinances 1803 & 1805 With the Master Plan & Zoning Ordinance."

Pursuant to the Special Meeting, the Board hereby recommends that proposed Ordinance 1803 & 1805 by the City's Governing Body in order to amend the existing Block 152 Redevelopment Plan & to establish the North Wildwood Marina Zoning District. The Board further finds that the Ordinances are consistent with the findings & recommendations set forth within the City's 2018 Master Plan Reexamination Report. Accordingly, the Board resolves to recommend that the Council of the City of North Wildwood accept the Board's March 20, 2020 Consistency Report, and formally adopt Ordinances 1803 & 1805.

Chairman Davis then opened the application for general public comment. Aside from attorney Sal Perillo, attorney for Marina Bay Towers providing comment to the positive of Ordinances 1803 & 1805 & a brief history of the litigation of Marina Bay Towers case, there was no further comment. No 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.

The Board Solicitor called for a motion to approve the Resolution as discussed. Motioned by: Chairman Davis & 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 being affirmative, the Resolution was approved by the Board.

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.

K) APPROVAL OF MINUTES: – None presented.

L) UNFINISHED BUSINESS: None presented.

M) COMMUNICATION(S): None presented

N) REPORTS: None presented.

O) MEETING ADJOURNED:

Meeting was adjourned at 7:37pm, on motioned by Ms. Haas & 2nd by Vice Chair DiEduardo. Based on the affirmative roll-call vote of the Board members, the motion to adjourn was approved.

APPROVED: 5/14/2020  
Date

  
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J. Eric Gundrum  
Board Secretary

*This is an interpretation of the action taken at the meeting by the Secretary, and not a verbatim transcript.*