

**BOROUGH OF WEST WILDWOOD
PLANNING / ZONING BOARD
REGULAR MEETING – APRIL 18, 2024**

Matthew Steich, Vice-Chairman called the regular meeting of the Borough of West Wildwood Planning/Zoning Board to order at 6:00 PM. Vice-Chairman read the Open Public Meeting Act of 1975 and led all present to the flag salute. This meeting was adjourned at 6:50 P.M.

OPENING: Regular Meeting April 18, 2024, was given adequate notice by the Board Secretary of the date, time, and place given to the Cape May County Herald. There were no objections.

ROLL CALL:

MEMBERS:

Mayor Matthew Ksiazek – Present
Commissioner John Banning– Present
Margaret Cantwell– Absent
Ronald McGowan, Jr. – Present
Gary Aydelotte – Present
Joe Kline – Present
Mark Britton - Present
Mark Zeszut – Present
Matt Steich - Present

Also, Present:

*Elaine Crowley – Board Secretary
Robert Belasco – Solicitor
John Fearheller – Board Engineer*

MINUTES:

Motion: To Approve Minutes of April 18, 2024

Motion: John Banning

Second: Joseph Kline

Those in Favor: John Banning, Ronald McGowan, Joseph Kline, Matthew Steich,

Those Opposed: None

Abstention: Matthew Ksiazek, Gary Aydelotte, Mark Britton, and Mark Zeszut

Those Absent: Margaret Cantwell

NEW BUSINESS

An application from Herbert C. Frederick, owner of the property located at 1 Venice Avenue, appealing the decision of the Borough's Zoning Officer to issue a zoning permit to Gregory and Claire Davalos, 5 Venice Avenue, Block 141, lot 2.01 to construct a second curb cut exceeding 24 ft. in length. Mr. Frederick was self-present.

Mayor Ksiazek and Commissioner Banning recused themselves and left the dais.

Solicitor Belasco swore in Mr. Frederick

The applicant stated that the zoning application issued to Block 141, Lot 2.01 to construct a second curb cut issued by the Zoning Officer was in violation of the Land Use Ordinance relating to curb cuts. The applicant stated that the information on the zoning application submitted by Gregory and Claire Davalos was incomplete, false, and misleading and that the Zoning Officer failed to do his due diligence prior to issuing the zoning permit. Applicant stated that the hand drawing submitted with the application was not to scale and failed to denote the area correctly. The applicant presented his own drawing showing the existing site, specifically the two curb cuts that exist on the property. This drawing is known as Exhibit A-1. The applicant stated that the Zoning Officer did not inspect the property after the curb cut was complete and that the homeowner failed to submit a final as built survey showing the conditions after the installation of the curb cut. The applicant stated that the Zoning Officer's decision to issue the permit was arbitrary, capricious, and unreasonable and that it was in violation of the Land Use Ordinance.

There was no public comment.

Motion: To approve the application of Herbert C. Frederick, appealing the decision of the Borough's Zoning Officer to issue a zoning permit to the owners of the property located at 5 Venice Avenue, Block 141, lot 2.01, to construct a second curb cut exceeding 24 ft. in length.

Motion: Joseph Kline

Second: Gary Aydelotte

Those in Favor: Ronald McGowan, Gary Aydelotte, Mark Britton, Matthew Steich and Mark Zeszut

Those Opposed: None

Abstention: None

Those Absent: Margaret Cantwell

PUBLIC COMMENT

NONE

Motion: To Pay Bills

Motion: John Banning

Second: Mark Britton

Through roll call it was unanimously approved to pay bills.

Motion to adjourn the meeting at 6:50 P.M. unanimously approved.

Respectfully Submitted,

Elaine Crowley
Board Secretary