

**BOROUGH OF WEST WILDWOOD  
PLANNING / ZONING BOARD  
REGULAR MEETING December 18<sup>th</sup>, 2025**

Margaret Cantwell chairperson called the regular meeting of the Borough of West Wildwood Planning/Zoning Board to order at 6:00 PM. Solicitor read the Open Public Meeting Act of 1975 and led all present to the flag salute. This meeting was adjourned at 6:07 P.M.

**OPENING:** Regular Meeting December 18, 2025, 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 Jane DiMattia– Present  
Margaret Cantwell– Present  
Ronald McGowan, Jr. – Present  
Joe Kline – Present  
Mark Zeszut – Absent  
Matt Steich – Absent  
Michael Bader – Absent  
Edward Bradley – Present  
Noreen Hickman - Absent

Also, Present:

Patricia Cullen – Board Secretary  
Robert Belasco - Board Solicitor  
John Fairheller – Board Engineer

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**MINUTES:**

**Motion:** To Approve Minutes of October 16<sup>th</sup>, 2025

**Motion :** Joe Klein

**Second:** Margaret Cantwell

**Those in Favor:** Mayor Matthew Ksiazek, Commissioner Jane DeMattia, Ronald McGowan, Edward Bradley.

**Those Opposed:** None

## **New Business**

The variance application from 636-638 West 26<sup>th</sup> the attorney requested an adjournment until the next planning board meeting which is on January 15<sup>th</sup>, 2026. This was due to engineer's report and they also needed a full board to hear variance.

**Motion:** To Approve adjournment until January 15<sup>th</sup> meeting

**Motion:** Ronald McGowan

**Second:** Margaret Cantwell

**Those in favor:** Mayor Matthew Ksiazek, Commissioner Jane DeMattia, Joe Klein, Edward Bradley.

## **Variance application for lot depth and multiple driveways 625-627 West Poplar**

A variance application for 625-627 West Poplar was presented by Jeffrey Barnes from King Barnes attorneys office and Scott Hemple from MidAtlantic Architecture + Design Department. The applicant was looking for relief on lot depth where a minimum of 80 feet is permitted and 75 feet is existing and also multiple driveways on one lot exceeding 20' in combined width.

Jeffrey Barnes from KingBarnes law firm, Scott Hemple from MidAtlantic and Bernadette Licata owner of property were all sworn in by planning board solicitor.

Mr. Barnes discussed how the lot was a preexisting non-conforming lot. He also discussed the parking spaces on the lot which shows on the new plans two spaces 9 x18.

Mr. Hemple shared with the board that the lot meets all land density pertaining to ordinance 340-28 J.

### **Privilege of the Floor**

The floor was opened for public comment. Seeing no comments the floor was closed.

**Motion:** To approve the variance for lot depth for 625-627 Poplar Ave and build a duplex

**Motion:** Joe Kline

**Second:** Magaret Cantwell

**Those in favor:** Mayor Matthew Ksiazek, Commissioner Jane DeMattia, Ronald McGowan, Edward Bradley.

**Those Opposed:** None

The application was approved.

**Motion:** To Pay Bills

**Motion:** Margaret Cantwell

**Second:** Mayor Ksiazek

Through roll call it was unanimously approved to pay bills

Before the meeting was adjourned Robert Belasco discussed with the planning board the pending litigation. He would like at January 15<sup>th</sup> meeting to have an executive session with the board to discuss.

Motion to adjourn the meeting at 7:00 P.M. unanimously approved.

Respectfully Submitted,

Patricia Cullen  
Board Secretary