

**BOROUGH OF WEST WILDWOOD  
PLANNING / ZONING BOARD  
REGULAR MEETING – JANUARY 20, 2022**

Margaret Cantwell, Chairperson called the regular meeting of the Borough of West Wildwood Planning/Zoning Board to order at 7:00 PM. Margaret Cantwell read the Open Public Meeting Act of 1975 and led all present to the flag salute. This meeting was adjourned at 9:35 P.M.

**OPENING:** Regular Meeting January 20, 2022, was given adequate notice by the Board Secretary of the date, time, and place given to the Atlantic City Press. There were no objections.

**ROLL CALL:**

**MEMBERS:**

Mayor Matthew Ksiazek – Present  
Commissioner John Banning– Present  
Margaret Cantwell– Present  
Ronald McGowan, Jr. – Present  
Lewis Ostrander – Present  
Gary Aydelotte – Present  
Russ Rrohrman – Absent  
Joe Kline – Absent  
Ed Farrell - Present

*Also, Present:*

Elaine Crowley – Board Secretary  
Robert Belasco – Solicitor

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Solicitor Belasco opened the meeting and John Banning, Margaret Cantwell and Gary Aydelotte were sworn into their new positions.

**MINUTES:**

**Motion:** To Approve Minutes of November 18, 2021

**Motion:** Margaret Cantwell

**Second:** Gary Aydelotte

Through roll call all present approved the minutes of 11/18/21 meeting except for John Banning and Ronald McGowan who had to abstain.

## **NEW BUSINESS**

**Motion:** to appoint Margaret Cantwell as Chairperson of the Board

**Motion:** Lew Ostrander

**Second:** Ronald McGowan

Through roll call all present approved to appoint Margaret Cantwell as Chairperson of the Board.

**Motion:** To appoint Ronald McGowan as Vice Chairman of the Board

**Motion:** Lew Ostrander

**Second:** Margaret Cantwell

Through roll call all present approved to appoint Ronald McGowan as Vice Chairman of the Board.

**Motion:** To appoint Elaine Crowley as Board Secretary.

**Motion:** Lew Ostrander

**Second:** Ronald McGowan

Through roll call all present approved to appoint Elaine Crowley as Board Secretary.

**Motion:** To appoint Robert T. Belasco, Esquire from the Law Firm of Stefankiewicz & Belasco LLC as Board Solicitor.

**Motion:** Lew Ostrander

**Second:** Gary Aydelotte

Through roll call all present approved to appoint Robert T. Belasco from the Law Firm of Stefankiewicz & Belasco as Board Solicitor.

**Motion:** To Establish the Atlantic City Press as Official Newspaper.

**Motion:** Lewis Ostrander

**Second:** Gary Aydelotte

Through roll call all present approved to establish The Atlantic City Press as the official newspaper.

**Motion:** To Establish that the 3<sup>rd</sup> Thursday of the month for regular meetings dates at 6:00 P.M.

**Motion:** Ronald McGowan

**Second:** Margaret Cantwell

Through roll call all present approved the 3<sup>rd</sup> Thursday of the month as the regular at 6:00 P.M.

An application from 504 & 510 West Maple Avenue, LLC, seeking “C” variance relief in relation to minimum lot size (3,200 SF is required whereas 2,800 sf is existing and proposed) and minimum lot depth (80ft is required whereas 71ft is existing and proposed) in order to develop a single-family dwelling located at 504 W, Maple Ave was presented to the Board by Ronald J. Gelzunas, Esquire. The applicant also employed the services of Ryan Morson, R.A., P.P., with Ryan Morson Architecture, LLC, as an expert in the area of architecture and planning. Mr. Morson was placed under oath and testified on behalf of the applicant.

Members of the Public:

Kathleen Golden from 509 W. Maple Ave. is opposed to the application and states that parking is an issue and she distributed pictures of the parking that were taken in August of 2021. These pictures are referred to as Exhibit A1, A2, A3 and A4. She also had concern about the trash.

Matt Trzasha 508 W. Maple Ave. Stated he is concerned about the parking and how it will affect the quality of life and safety of the residents.

Mark Wagner 20 Lake Road stated that he is concerned about the dumpsters on the property and where they will be placed once construction is complete.

Herbert Frederick 1 and 3 Venice is opposed to the application, he stated that he is a resident of 71 years. He stated his concern about the parking.

Ronald J. Gelzunas did a recap of the application.

**Motion:** To Approve “C” Variance relief to 504 W. Maple Ave., to develop a single-family dwelling.

**Motion:** Lew Ostrander

**Second:** Gary Aydelotte

**Those in Favor:** Matthew Ksiazek, John Banning, Margaret Cantwell, Lew Ostrander, Gary Aydelotte, Ed Farrell

**Those Opposed:** None

**Abstention:** Ronald McGowan

**Those Absent:** Russ Rohrman and Joe Kline

The application for Hardship Variance and Use Variance for 510 W. Maple Ave. aka Block 143 Lot 14 & 29 was adjourned to the February 17, 2022, Board meeting. Applicant waived time constraints

The application for a Hardship Variance, Use Variance, Preliminary Site Plan Approval and Final Site Plan Approval for 16 & 18 Lake Road, aka Block 148 Lot 15 & 16 was adjourned to the February 17, 2022, Board meeting. Applicant waived time constraints.

A discussion was held on Borough Ordinance 599(2022)

Matthew Ksiazek led a discussion on parking issues.

**PUBLIC COMMENT**

NONE

Motion to pay bills by Lew Ostrander, seconded by Gary Aydelotte, unanimously approved.

Motion to adjourn meeting at 9:35 P.M. unanimously approved.

Respectfully Submitted,

Elaine Crowley  
Board Secretary