

**BOROUGH OF WEST WILDWOOD
PLANNING / ZONING BOARD
REGULAR MEETING – January 16th, 2025**

Robert Belasco solicitor 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 8:08 P.M.

OPENING: Regular Meeting January 16th, 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 Britton - Present
Mark Zeszut – Present
Matt Steich – Present
Michael Bader – Present
Edward Bradley - Present

Also, Present:

Patricia Cullen – Board Secretary
Robert Belasco - Board Solicitor
John Fearheller – Board Engineer
Richard Allen – Zoning Officer

MINUTES:

Motion: To Approve Minutes of October 10, 2024

Motion : Joe Kline

Second: Matt Steich

Those in Favor: All Present

Those Opposed: None

Abstention: Commissioners Jane DiMattia

NEW BUSINESS

Appointment of Board Members

Motion: to appoint Margaret Cantwell as Chairperson of the Board

Motion: Ronald McGowan

Second: Edward Bradley

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

Motion: To appoint Edward Bradley as Vice Chairman of the Board

Motion: Joe Klien

Second: Mark Britton

Through roll call all present approved to appoint Edward Bradley as Vice Chairman of the Board.

Motion: To appoint Patricia Cullen as Board Secretary.

Motion: Mayor Ksiazek

Second: Michael Bader

Through roll call all present approved to appoint Patricia Cullen as Board Secretary.

Motion: To appoint Robert T. Belasco, Esquire from **THE BELASCO LAW FIRM, LLC**

Motion: Ronald McGowan

Second: Margaret Cantwell

Through roll call all present approved to appoint Robert T. Belasco from **THE BELASCO LAW FIRM, LLC**

Motion: To Establish the Herald as Official Newspaper.

Motion: Matt Steich

Second: Edward Bradley

Through roll call all present approved to establish The Herald as the official newspaper.

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

Motion: Matt Stike

Second: Margaret Cantwell

Through roll call all present approved to establish the 3rd Thursday of. The month for regular meetings

Motion: To appoint John Fearheller as Engineer/Planner.

Motion: Ronald McGowan

Second: Joe Klein

Through roll call all present approved John Fearheller as Board Engineer/Planner

New Business

Scott Peter applied for a sub division on the property 761 West Poplar Ave, Block 105 Lot 1. This application was tabled for February 20th meeting due to advertisement incorrect in the paper. Also needed were Scotts updated application and LLC papers.

Motion: To Table application until February 20th 2025 -

Motion: Margaret Cantwell

Second: Matt Stike

An Application from Joseph Karwoski of 749 West Poplar Ave, Block 105 Lot 8 was brought in front of the board by his solicitor Charles W. Sandman., the application was for a hardship variance for the height of an accessory structure. Mr. Karwoski was approved for the height of his detached garage of 18ft. On final survey it was determined that the detached garage measured 18ft 9 7/8. After much discussion between the engineer and the planning board members it was determined that the height of the structure is required to be measured from the Base Flood Elevation of 10ft and it was determined that the height of the structure was 16.83ft. No variance relief was required and the detached garage in question fully conforms to the bulk requirements of the R-1 zone,

Motion: Detached garage in question is fully conformed

Motion: Margaret Cantwell

Second: Mark Britton

A discussion was had about the new regulations from NJ DEP, NJ PACT and REAL and how the new regulations would impact the shore line.

Robert Belasco planning board solicitor sent information from the Lomax Consulting Group that analyzes the proposed NJ PACT/REAL rules that are being pushed by the NJDEP, to the board secretary who in turn sent to all members

PUBLIC COMMENT

Dr. Herbert Frederick from 1 Venice Ave wanted to follow up on his application of 5 Venice Ave.

He read a letter out to the planning board about unresolved issues with 5 Venice Ave /Curb Cut Violating land use ordinance& Zoning Resolution 2024-03. This letter was sent to all members of the planning board.

Dr. Frederick was told that the application was closed and if he had further issues with the property at 5 Venice Ave, he would need to fill out another application.

Motion: To Pay Bills

Motion: Ronald McGowan

Second: Joe Klein

Through roll call it was unanimously approved to pay bills.

Motion to adjourn the meeting at 8.08 P.M. unanimously approved.

Respectfully Submitted,

Patricia Cullen
Board Secretary