

**BOROUGH OF WEST WILDWOOD  
PLANNING / ZONING BOARD  
REGULAR MEETING – February 20<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 8:08 P.M.

**OPENING:** Regular Meeting February 20<sup>th</sup>, 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 - Absent  
Mark Zeszut – Present  
Matt Steich – Present  
Michael Bader – Absent  
Edward Bradley - Present

Also, Present:

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

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**MINUTES:**

**Motion:** To Approve Minutes of January 16th, 2025

**Motion :** Joe Kline

**Second:** Mark Zeszut

**Those in Favor:** All Present

**Those Opposed:** None

## **NEW BUSINESS**

### **New Business**

Scott Peter applied for a sub division on the property 761 West Poplar Ave, Block 105 Lot 1. Scotts updated application and LLC papers were given to board solicitor and board members. Scott proposed the currently dwelling will be demolished to make way for two single family dwellings. The dimensions of these lots are 44.88' x 78' and 46.3' x 80.80'. The board had a couple of conditions before approval. (See attached resolution # 2025 -04)

### **Public Comment**

The floor was opened for public comment.

Eleanor Hall 26 Bay Ave she stated she was in favor of the application.

Tom Snyder 2 Lake Road had concerns about another property at 4 Lake Road that Mr. Peter is developing. Mr. Snyder explained that the bulk head Mr. Peter replaced was not up to code and continues to leak and destroy his property.

Barbar Petrelli also from 2 Lake Road had the same concerns about the property located at 4 Lake Road.

Mr. H Frederick also had concerns about the property at 4 Lake Road.

All three members of the public were advised that only concerns regarding 761 West Poplar could be addressed at this meeting and were advised to contact the appropriate Borough Departments.

**Motion:** To approve Sub Division 761 West Poplar

**Motion:** Joe Klein

**Second:** Edward Bradley

All in favor: Mayor Matthew Ksiazek, Margaret Cantwell, Joe Klein, Matt Steich, Mark Zeszut, Edward Bradley.

Against: Commissioner Jane DiMattia

Abstain: Ron Mc Gowan

A discussion was had among the planning board members regarding ordinance 637 (2025) Borough of West Wildwood vacating the street known as Venice Ave block 101 lot 30.01 and block 131 lot 1. This ordinance will go back to the regular borough meeting in April 2025.

**Motion:** To approve and send back to Borough for final approval

**Motion:** Ron Mc Gowen

**Second:** Matt Steich

Mayor Ksiazek and Commissioner DiMattia abstained from this vote.

**Public comment:** Mr. J DiMattia 526 West Poplar asked a few questions regarding the vacating of this property. Was there a survey and if approved would the need to record a deed and would the properties be reassessed. In closing he asked would the persons in close proximity be notified before vacated.

**Motion to memorialize resolution 2025-02**

**Motion:** Ron McGowen

**Second:** Matt Steich

**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 7:30 P.M. unanimously approved.

Respectfully Submitted,

Patricia Cullen  
Board Secretary