

**BOROUGH OF WEST WILDWOOD
PLANNING / ZONING BOARD
REGULAR MEETING – July 17th, 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 7:40 P.M.

OPENING: Regular Meeting July 17th,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– Absent
Margaret Cantwell– Present
Ronald McGowan, Jr. – Present
Joe Kline – Present
Mark Britton - Resigned
Mark Zeszut – Present
Matt Steich – Present
Michael Bader – Absent
Edward Bradley - Absent

Also, Present:

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

MINUTES:

Motion: To Approve Minutes of May 15th, 2025

Motion : Joe Kline

Second: Matt Steich

Those in Favor: Margaret Cantwell, Mark Zeszut.

Those Opposed: None

New Business

Ordinance 640 (2025)

The planning board members looked over the read the amended ordinance. The board members asked if the blue poles would be erected in West Wildwood and if so, would residents get notification.

Mayor Ksiazek assured the members that were possible the existing poles would be used. He will discuss this at the next work shop meeting

Appeal of Zoning Official Decision of land Density for Properties 5 C Ave, 617 West Glenwood and 3 D Ave

Mr. Richard F. Roy JR. from the law firm BRRL (Boudwin Ross, Roy and Leodori) represented the owners of the above properties. Dave Lafferty, William Parkhill and David Padovani all were sworn in.

The property owners were appealing the decision of the zoning official regarding the applicable dwelling density requirements. 2400 square feet of lot area is required for each dwelling unit. The property owners mistakenly found land density 1-28 J - 1600 square feet of lot area is required for each dwelling unit which no ordinance adopts this density.

The property owners said if they had known the land density was 2400 square feet they would not have paid as much for the property. They also argued that over the years they have built houses with the 1600 square feet density.

It was pointed out that the land density of 2400 square feet was updated in 2023 and is accessible on e-Code.

Motion: To up hold Mr. Allen's (zoning Official) decision of Land Density

Motion: Ron Mc Gowan

Second: Joe Klein

Those in favor: Margaret Cantwell, Ron Mc Gowan, Matt Steich

Those Opposed: Joe Klein and Mark Zeszut

Those abstained: Mayor Ksiazek and Commissioner DiMattia

Those in favor won and the decision to appeal the zoning official's decision was denied.

Privilege of the Floor

Kathleen Golden from Maple Ave talked about concerns she had about property 504 Maple Ave

1. The resident had a 6' fence and was asked to lower it to 4' but lowered it to 5'

2. When it rains the property is raised higher than the neighbor's and all run off goes into neighbor's yard.
3. The driveway on Lake Road needs to go and replace at his correct address on Maple
4. There are condensers and generators near open; windows.

The board explained to Ms. Golden that these issues need to go before the commissioners, wildwood construction or zoning official.

She also had a concern with The Dock restaurant added more tables every year and not having enough parking spaces to accommodate their clientele. Again, she was told she would have to talk to the commissioners with her concerns.

Motion: To Pay Bills

Motion: Ron McGowan

Second: Margaret Cantwell

Through roll call it was unanimously approved to pay bills.

Motion to adjourn the meeting at 7:40 P.M. unanimously approved.

Respectfully Submitted,

Patricia Cullen
Board Secretary