BOROUGH OF WEST WILDWOOD
PLANNING / ZONING BOARD
REGULAR MEETING – February 19th, 2026

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 February 19th, 2026, was given adequate notice by the Board Secretary of the date, time, and by posting on the official borough website under legal notices. There were no objections.

ROLL CALL:

MEMBERS:

Mayor Matthew Ksiazek –Present
Commissioner Jane DiMattia– Present
Margaret Cantwell– Present
Ronald McGowan, Jr. – Present
Joe Kline – Absent
Mark Zeszut – Absent
Matt Steich – Present
Michael Bader – Preset
Edward Bradley – Present
Noreen Hickman - Present

Also, Present:
Patricia Cullen – Board Secretary
Robert Belasco - Board Solicitor
John Feairheller – Board Engineer
Rick Allen - Zoning Official

MINUTES:

Motion: To Approve Minutes of January 15th, 2025
Motion: Ronald McGowan
Second: Matt Steich

Those in Favor: All Present

Those Opposed: None

NEW BUSINESS

Variance for sub-division 636 West 26th and construct a duplex on each lot

Mr. Jon D Batastini attorney for Robert and Dana Panetta owners of the property above introduced himself and also Brian Newswanger and Vince Orlando engineers and architect for above property.
They were sworn in.

The variance is for a sub-division to build two duplex's which would include three four bedroom and one three-bedroom unit.

The Engineers discussed how these new houses will promote overall look and preserve the character of the surrounding area.
They produced drawings for all board members which will be exhibit 1. These drawing consisted of floor plans for each unit and drawing to depict what the units will look like when completed. These drawings are available to view at the Borough Office.

The floor was opened up to the public for comment, seeing no comments the floor was closed.

Motion: To Approve Sub Division of two lots
Motion: Ronald McGowan
Second: Margaret Cantwell

Those in favor: All Present
Those Opposed: None

Motion: To Approve Use Variance
Motion: Ronald McGowan
Second: Margaret Cantwell

Those in favor: All Present
Those Opposed: None

Motion: To Approve Minimum Bulk Head setbacks for 6'4" were 10' is required, on lot 27.01 second floor decks

Motion: Edward Bradley
Second: Noreen Hickman

Those in favor: All Present
Those Opposed: None

Motion: Curb Cut Variance to permit 24' curb cut were 20' is permitted
Motion: Rick Allen
Second: Matt Steich

Those in favor: All Present
Those Opposed: None

Ordinances 643,644,645 Affordable Housing was discussed by the board members present, the board agreed upon and sent back to the governing bodies.

PUBLIC COMMENT

The floor was opened for public comment.
Joe Segrest discussed the grading of properties in West Wildwood. He will get something put together to present to the board. The question was asked is 7' good for West Wildwood and what about garage floor levels.

Motion: To Pay Bills
Motion: Matt Ksiazek
Second: Matt Steich

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

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