

Planning Board/Zoning Board of Adjustment
Meeting Minutes
April 1, 2013

The meeting of the Wildwood Planning Board/Zoning Board of Adjustment was called to order on April 1, 2013, by Board Chairman, Michael Porch at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Michael Porch led the Pledge of Allegiance.

Michael Porch read the Open Public Meetings Act.

Roll Call:

Present: Timothy Blute, Michael Porch, Joseph Spuhler, Dorothy Gannon, Elizabeth Hargett, Jason Hesley, Todd Keininger, Carol Bannon, Denise Magilton

Absent: Mark Richardson, Daniel Dunn, Carol Bannon

Also present: Mr. Stuart Wisner, Elaine Flounders

New Business:

#02-13P- Wild Waves, LLC

Flowrider

Andrew Weiner, 3500 Boardwalk

Applicant's Attorney- David Hasbrouck

Applicant's Engineer- Robert Greene of Greene Engineering

All of the above were sworn in by Solicitor Kaufmann prior to any testimony.

Mr. Hasbrouck presented to the Board two exhibits of the proposed site to develop 36 ft by 58 ft "Flowrider". Mr. Hasbrouck spoke of the Engineer's report and potential problems with the site. The report suggested the site is in a split zone, Boardwalk Amusement and Tourist Entertainment District. Mr. Hasbrouck stated in 1999 original approvals were obtained for Splash Zone. Approvals permitted Water Park, amusements and rides. Solicitor Kaufmann stated active and passive activities are both permitted in B/A and T/E zones. Mr. Kaufmann suggested applicant may need a Certificate of Nonconformity. Mr. Greene gave testimony explaining Certificate of Nonconformity is not required. Discussion ensued.

Mr. Kaufmann asked for a motion to grant Certificate of Nonconformity.
First- Joseph Spuhler, Seconded- Timothy Blute

Mr. Weiser gave testimony regarding T/E Master plan and indicated the applicant may require a C2 variance. Discussion ensued.

Mr. Kaufmann asked for a motion to grant C2 Variance.

First-Todd Kieninger, Second-Timothy Blute

Roll Call: Motion carried by a unanimous vote.

The Board voiced concerns regarding the engineer's report- handicap accessibility, signs, fencing and garbage storage areas.

Chairman Porch requested revised plans with all missing details be submitted to the Engineer within one week.

Mr. Hasbrouck agreed to deliver revised plans to the Engineer within one week.

Mr. Kaufmann asked for a motion to approve preliminary approval.

First-Jason Hesley, Seconded- Joseph Spuhler

Roll Call: Motion carried by a unanimous vote.

Mr. Weiser then discussed the Master Plan and Ordinance 410-E.5C regarding cooking facilities. He stated there are discrepancies in the language. He directed the Board Secretary to meet with the Governing Body and discuss a change in language or deletion of 410-E.5C

First- Todd Kieninger, Seconded- Jason Hesley

Roll Call: Motion carried by a unanimous vote.

Mr. Weiser also spoke of new FEMA recommendations and explained FEMA is changing the way it measures elevations. He explained the new maps have not been finalized. They will be revised and finalized in mid to late 2014. Mr. Weiser is to keep the Board abreast of the situation.

Old Business: None

Meeting opened to the public: No comment

Approval of Minutes: April 1st, 2013

1st- Todd Kieninger, 2nd- Dorothy Gannon

Motion carried by a unanimous vote.

Memorializing of Resolutions- None

Seeing no further business, Todd Kieninger made a motion to adjourn. Motion seconded by Timothy Blute. Motion carried. The meeting adjourned at 8:10 PM.

The preceding minutes are a summary of events that occurred during this meeting on the above mentioned date in compliance with New Jersey State Statute 40:55D, 2-7-6. These minutes are not nor are they intended or represented to be a verbatim transcription taken at the meeting or from an audio tape of the meeting. Minutes may not reflect the order in which items were discussed.