

Planning Board/Zoning Board of Adjustment  
Meeting Minutes  
February 4, 2013

The meeting of the Wildwood Planning Board/Zoning Board of Adjustment was called to order on February 4, 2013, by Board Secretary, Ellen DeVito at 6:00 PM at Wildwood City Hall, 4400 New Jersey Avenue, Wildwood, NJ.

Ms. DeVito led the Pledge of Allegiance.

Ms. DeVito 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, Anthony Leonetti

**Also present:** Mr. William Kaufmann, Mr. Raymond Roberts, Ellen DeVito

**New Business:**

**Organization Meeting of the Board**

*A record of attendance and voting is attached and incorporated into these minutes.*

**Resolution Electing a Board Chair** – Ms. DeVito asked for a motion to appoint a Board Chair. Motion made by Mr. Keininger to elect Mr. Porch as Board Chair. Motion seconded by Ms. Gannon. There were no other nominations from the Board Members. A roll call vote elected Mr. Porch unanimously as Board Chair for the Year 2013.

Mr. Porch thanked the members of the Board and indicated that all members have taken the Oath of Office and are sworn in. He thanked everyone present for volunteering to serve on the Board.

**Resolution Electing a Vice-Chair** – Mr. Porch made a motion to elect Todd Keininger as Vice Chair. Motion was seconded by Mr. Spuhler. There were no other nominations from the Board Members. A roll call vote elected Mr. Keininger unanimously (with the exception of Mr. Keininger abstaining) as Board Vice-Chair for the Year 2013.

**Resolution Appointing the Board Attorney** – A motion was made by Mr. Porch to appoint Mr. William Kaufmann, Esquire, of Cafiero & Baliante as attorney to the Board. Motion was seconded by Mr. Keininger. A roll call vote unanimously appointed Mr. Kaufmann as Board Attorney for the Year 2013.

**Resolution Appointing the Board Engineer** – A motion was made by Mr. Porch to appoint Remington, Vernick & Walberg as Board Engineers. Motion was seconded by Mr. Kieninger. A roll call vote unanimously appointed Remington, Vernick and Walberg as Board Engineers for the Year 2013.

**Resolution Appointing a Board Secretary** - A motion was made by Mr. Porch to appoint Ellen DeVito as Board Secretary. Motion was seconded by Mr. Blute. A roll call vote unanimously appointed Ellen DeVito as Board Secretary for the Year 2013.

**Resolution Designating Meeting Dates and Times** – A motion was made by Mr. Porch, seconded by Mr. Kieninger to designate the first Monday of every month at 6:00 PM as the official meeting dates and time. The only exception will be in September when the Labor Day holiday falls on the meeting date. The September meeting will be held on the Tuesday after the holiday. A roll call vote unanimously approved the dates and times of the meetings.

**Resolution Designating the Official Newspaper** – A motion was made by Mr. Porch designating the Press of Atlantic City as the Official Newspaper and the Cape May County Herald as the alternate newspaper of the Board. Motion was seconded by Mr. Kieninger. A roll call vote unanimously approved the dates and times of the meetings.

**Approval of Planning Board Minutes from December 3, 2012.**

A motion was made by Mr. Porch to approve the minutes from the Planning Board meeting of December 3, 2012. Since this is a new board, Mr. Kaufman stated that the minutes can be approved by those who served on the 2012 Planning Board. Motion was seconded by Mr. Spuhler. Roll Call vote: Yes – Porch, Spuhler  
Abstain – Blute, Gannon, Hargett, Hesley, Kieninger, Bannon, Magilton.

**Memorializing Resolutions**

Mr. Kaufmann stated that the resolutions before the Board were from 2012. Only those present from the 2012 Zoning Board could vote on the Zoning Resolutions and those from the 2012 Planning Board could vote on the Planning Resolutions. He stated that all approvals were given at the previous meetings of both Boards.

**10-12Z – Emmanoui Kantzois**

Mr. Kaufmann stated that the hearing was in front of the Zoning Board on October 1, 2012 for preliminary and final major site plan with variance, waivers and conditions. The applicant has applied to conform the property on the southeast corner of Atlantic and Spicer Avenues from the old comedy club into a restaurant and bar. The applicant will also be adding a 3 bedroom apartment above.

Mr. Kieninger made a motion to approve Resolution 10-12Z. Seconded by Ms. Hargett.

Roll Call – Yes Gannon, Hargett, Kieninger, Bannon, Magilton.

Abstain – Porch, Spuhler, Blute, Hesley

**11-12P – Community Health Care, Inc.**

Mr. Kaufmann explained that this resolution was for preliminary and final major site plan approval with variances and waivers that was approved at the Planning Board meeting on

October 9 and November 13, 2012. The project is to place a community health care center in the offices of Sandman Towers.

Mr. Porch made a motion to approve Resolution 11-12Z. Seconded by Mr. Spuhler.

Roll Call: Yes - Porch, Spuhler

Abstain – Blute, Gannon, Hargett, Hesley, Kieninger, Bannon, Magilton.

13-12P – Montgomery & Susquahanna, LLC

Mr. Kaufmann explained that the applicant was approved for a minor subdivision with variance relief for the property located at 4401 Susquahanna Avenue. The subdivision will consist of two single family homes and one duplex.

Mr. Porch made a motion to approve Resolution 11-12Z. Seconded by Mr. Spuhler.

Roll Call: Yes - Porch, Spuhler

Abstain – Blute, Gannon, Hargett, Hesley, Kieninger, Bannon, Magilton.

### **Old Business - None**

### **Comments by Board Members**

Ms. Magilton inquired about the two dates on the Community Health Care Resolution. Mr. Kaufmann noted that the second hearing was done at the last Planning Board meeting for site approval and that he combined both hearings into one resolution.

Jason Hesley introduced himself as the Tax Assessor, now a member of the Board. He stated that he will be taking a very proactive role on the Board, making sure that with subdivisions lot designations are correct. He stated that he is ready to address any matter that comes up before or after Board meetings.

**Open to the Public:** No comments

Seeing no further business, Mr. Kieninger made a motion to adjourn. Motion seconded by Mr. Spuhler. Motion carried. The meeting adjourned at 6:30 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.*