

**City of Cape May Planning Board Meeting Minutes
Tuesday – January 10, 2012**

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairman Bezaire, at 7:00 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire,	Chairperson	Present
	Mr. Shuler,	Vice Chairperson	Present
	Mayor Dr. Mahaney		Present
	Mr. Elwell		Present
	Mrs. Nelson		Present
	Mr. Jones		Present
	Ms. Weeks		Present
	Mr. Murray		Present
	Mr. Winkworth		Absent - excused
	Dr. France, 1 st Alternate		Absent - excused
	Mr. VanDeVaarst, 2 nd Alternate		Absent - excused

Also Present: George Neidig, Esquire – Board Solicitor
Craig Hurless, PE, PP, CME Associate - Polistina & Associates
Mary L. Rothwell, Board Assistant/Zoning Officer
Edie Kopsitz, Recording Secretary

Mayor Dr. Mahaney informed the members of Mr. Briant resignation and thanked him for his many years of service. Mary Rothwell, Board Assistant informed the members that Mr. VanDeVaarst who will be the Alternate II person could not attend tonight's meeting. The Mayor recommended that reorganization be conducted at the January 24, 2012 Meeting due to the City going to a scheduling of January 1st through December 31st (current year) for Board Members as well as Council.

The Chairman then requested the Mayor inform the members regarding the final phase of the Plan Endorsement Process. The Mayor clarified in detail the process. There will be a joint meeting with City Council and City of Cape May Planning Board on Tuesday January 24, 2012. Craig Hurless was commended for his guidance during this process.

Minutes:

November 22, 2011

Motion made by Mrs. Nelson to approve the minutes of November 22, 2011 as presented. Seconded by Mr. Shuler and **carried 6-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: Ms. Weeks and Mr. Murray.

Resolutions:

Bantry Bay, Block 1082 Lot 21 will be put on the next agenda.

R1 Zoning District Lot Coverage Increase – Resolution #11-22-2011:1

Discussion was entered regarding the verbiage on page three along with the date that should read January 10, 2012. George Neidig will correct the requested date change and verbiage.

Motion made by Mr. Jones for the approval of Resolution 11-22-2011:1 as amended. Seconded by Dr. Mahaney and **carried 8-0.** Those in favor: Mr. Elwell as amended, Mrs. Nelson as amended, Ms. Weeks as amended Mr. Murray as amended, Dr. Mahaney as amended, Mr. Jones as amended, Mr. Shuler as amended and Mr. Bezaire as amended. Those opposed: None. Those abstaining: None.

City Centre, Block 1044 Lots 5 & 6. Resolution # 01-10-2012:2

Motion made by Mr. Shuler for the approval of Resolution 01-10-2012:2 as presented. Seconded by Mrs. Nelson and **carried 8-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Ms. Weeks, Mr. Murray, Dr. Mahaney, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

BUSINESS:

Correspondence from Louis Dwyer, Esquire dated December 19, 2011 regarding the R1 Zoning District.

Louis Dwyer, Esquire was present with his request that the Board reconsider an amended version of the request of the lot coverage to 40% in the R1 zoning District. He explained the reconsideration would be to the portion to which this requirement would be limited to an overlay over both sides of Cape May Avenue. He believes it is worthy of reconsideration and stated he did meet with Craig Hurlless and the sub-committee presenting this reconsideration request. Mr. Neidig informed Members that he would not be in attendance for the February meetings.

Members all concurred that a notice would have to go out to all residents in the R1 District (with the City paying for the notice per Mayor Dr. Mahaney) and a meeting for discussion of this Reconsideration would be held on Tuesday, March 13, 2012.

Motion made by Dr. Mahaney that on March 13, 2012 Planning Board Meeting a discussion for reconsideration of the amended version of the R1 Zoning District increase in lot coverage of 40% be held. Seconded by Mr. Murray and **carried 8-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Ms. Weeks, Mr. Murray, Dr. Mahaney, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

Correspondence from Gus Andy, dated December 30, 2011, regarding Shared Parking.

Gus Andy, owner of LaMer Beachfront Inn along with his Assistant Jack McDonough was present. Mr. Neidig informed the members that Mr. Andy has been trying for awhile to have the Shared Parking reviewed by the Planning Board but due to litigation in various aspects it was placed aside. He clarified that the litigation is done, with nothing conflicting to entertain a discussion of the Shared Parking concept. Members decided a sub-committee of four (4) members (Mr. Shuler, Mayor Dr. Mahaney, Mr. Murray and Jesse Weeks) with Craig Hurless preparing a Zoning Analysis and a brief history to help make a better decision regarding the Shared Parking concept. Mr. Hurless then asked Mr. Andy (a resident since 1969) if he retained any professionals in support of his request. Mr. Andy responded that he retained Orth Rodgers Associates who conducted a traffic impact study of his property in the past that was presented to the Planning Board. Mr. Andy will be contacted by Board Secretary Mary Rothwell with a date for a meeting with the Sub-committee and Craig Hurless.

A Motion made by Mr. Jones to refer that a Sub-committee along with Craig Hurless, Board Engineer is devised to discuss the Shared Parking concept. Seconded by Dr. Mahaney and **carried 8-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Ms. Weeks, Mr. Murray, Dr. Mahaney, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

Discussion:

Member Mr. Elwell requested a Resolution from the Planning Board be drawn up for Conrad Briant for his many years of service. Mr. Elwell suggested Mrs. Nelson draft the Resolution because she served with Mr. Briant the longest. Mary Rothwell, Mrs. Nelson and Mayor Dr. Mahaney will put together the Resolution for all members to sign.

Motion made by Mrs. Nelson, Seconded by Mr. Jones to adjourn the meeting at 7:45 PM with all in favor.

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

Respectfully submitted: Edie Kopsitz, Recording Secretary

_____ 1-24-2012 _____

Adopted