

**City of Cape May Planning Board Meeting Minutes  
Tuesday – July 27, 2010**

**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.

<b>Roll Call:</b>	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
	Dr. France, 1 <sup>st</sup> Alternate		Present
	Mr. Briant, 2 <sup>nd</sup> Alternate		Present

**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

**Minutes: May 25, 2010 and June 16, 2010**

**Motion made by Mr. Elwell to approve the May 25, 2010 minutes.** Seconded by Dr. France and **carried 5-0.** Those in favor: Mr. Elwell, Dr. Mahaney, Ms. Weeks, Dr. France and Mr. Shuler. Those opposed: None. Those abstaining: Mr. Murray, Mrs. Nelson, Mr. Jones and Mr. Bezaire.

**Motion made by Mr. Jones to approve the June 16, 2010 minutes.** Seconded by Mr. Elwell and **carried 6-0.** Those in favor: Mr. Elwell, Dr. Mahaney, Ms. Weeks, Mr. Jones, Dr. France and Mr. Shuler. Those opposed: None. Those abstaining: Mr. Murray, Mrs. Nelson and Mr. Bezaire.

**Business: City of Cape May - Rules & Regulations Review**

The meeting of July 13, 2010 Members decided to table the Rules and Regulations until the Boards Attorney and Engineer review the document that implemented the concerns of the board. The document was reviewed, clarified and the verbiage adjusted to meet the members concerns on page 5 on Section's V #3 and Section VI Meeting Schedule.

**Motion made by Mr. Murray to adopt the City of Cape May Planning Board Rules and Regulations.** Seconded by Mrs. Nelson and **carried 9-0.** Those in favor: Mr. Elwell, Dr. Mahaney, Ms. Weeks, Mr. Murray, Mrs. Nelson, Mr. Jones, Dr. France, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

**Review of proposed changes for portions of the R2 & R5 Zoning Districts along the area of Washington Street and Texas Avenue.**

Mr. Bezaire turned the meeting over to Craig Hurless, Board Engineer to explain the overlay to the members and several public persons in attendance. Mr. Hurless gave a brief history of the ongoing proposed changes by referring to the 2009 Master Plan Re-examination recommendation of a zoning change to the area of the existing neighborhood commercial zone that is oriented along Texas Avenue and Washington Street. The intent was to create a comprehensive commercial district in that area by recognizing the uses and traffic patterns that exist there. He referred to his April 20, 2010 memorandum report, page two of a map that depicts the proposed changes that were recommended in the 2009 Master Plan Re-examination. The first zoning district addressed was the properties in the R5 district (a portion north on Texas Avenue & Washington Street as it turns off at Lafayette Street) that contain existing Condominiums and a Real Estate Office and change this to NC (Neighborhood Commercial) Zone. The second zoning district was the properties located on the south side of Texas Avenue in the R2

**Adjournment: Motion made by Mrs. Nelson, Seconded by Mr. Elwell to adjourn at 7:50 PM with all in favor.**

**Respectfully submitted: Edie Kopsitz, Recording Secretary**

**Adoption date: \_\_\_\_\_**