

**City of Cape May
Planning Board Meeting
Minutes – Tuesday – April 9, 2013**

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairman William 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		Absent - excused
	Mr. Murray		Present
	Mr. Winkworth		Absent - excused
	Dr. France, 1 st Alternate		Present
	Mr. VanDeVaarst, 2 nd Alternate		Present

Also Present: Craig Hurless, PE, PP, CME Associate - Polistina & Associates
Edie Kopsitz, Recording Secretary

Absent: George Neidig, Esquire – Board Solicitor
Mary L. Rothwell, Board Assistant/Zoning Officer

Minutes: **March 12, 2013**

Motion made by Mrs. Nelson to approve the minutes of March 12, 2013 as presented. Seconded by Mr. Jones and **carried 5-0**. Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Jones and Mr. Shuler. Those opposed: None. Those abstaining: Mr. Murray, Mr. France, Mr. VanDeVaarst and Mr. Bezaire.

Resolutions: Stewart’s of Cape May LLC, Block 1050 Lot(s) 9-12 - #4-9-2013:1

Mayor Dr. Mahaney, Member Murray and Chairman Bezaire recused themselves from the Resolutions procedure and voiced reasons for the record.

Vice Chairman Shuler resumed the duties, defining the reason of discussion on the Stewart’s Resolution as the City Manager correspondence for the Board Solicitor review. All members were in agreement that without the Board Solicitor present to comment and advise the Resolution should be tabled until the next Planning Board Meeting, April 23, 2013.

Motion made by Mrs. Nelson to table the adoption of the Stewart's Resolution until the next Planning Board Meeting on April 23, 2013. Seconded by Mr. VanDeVaarst and carried **6-0**. Those in favor: Mr. Elwell, Mrs. Nelson, Mr. Jones, Dr. France, Mr. VanDeVaarst and Mr. Shuler. Those opposed: None. Those abstaining: None.

Members Dr. Mahaney, Murray and Chairman Bezaire returned to the meeting.

Presentation – Bruce MacLeod, City Manager/Wind Turbine Installation Project

Mr. MacLeod informed the Members of the installation of a Wind Turbine that will be located at the Cape May Elementary School. He introduced Jim Ratolla, Professional Planner, grant writer / consultant obtained by the City of Cape May for various projects and clarified his credentials for the record. The grant obtained was in the amount of \$10,000 for the acquisition and installation of the small Wind Turbine as a demonstration and educational purposes, the total cost of the project is \$21,000.00 with the remainder of the funding of the project will come from a bequest that the City obtained from an estate that requested a portion be used for a project that his parents who were educators be honored. He clarified the combined working of the City along with the Board of Education (John Thomas, Administrator) to locate an appropriate site and installation of the Wind Turbine. He indicated that the school has established a curriculum for the students on renewable energy and reduced energy cost. He distributed packets (**marked A-1**) containing various technical specifications, Tower Design Criteria (simulates a flag pole), Aerial photograph of the site location, cover letter entailing the Project site – parking lot of the Elementary School, Environmental Impact (No disturbance of surrounding vegetation or habitats), Consistent with the Conservation Element Objectives of the 2009 Master Plan and elaborated on the Energy goals stated in the State Energy Master Plan and the ability to obtain upon completion grants up to \$25,000. Mr. Ratolla participated in the presentation clarifying both the City and State Master Plan inclusion of wind power elaborating on the process. Mr. MacLeod explaining in detail the process of the installation, clarified the height of 45 feet and the wind span of 12 feet (which places it 51 feet) foundation (8ft width and 4 ft depth) that will require a conduit to allow the electric to supply the school and the weight is 71 pounds (a small and light structure) that sustains wind speed of upward 140 miles per hour.

Members were afforded time to put forth questions. They expressed concerns of surrounding neighbors (residential), inquired if proper notification was conducted, the volume of noise of the turbine, cost of maintenance and who is responsible for that maintenance, amount of savings for the school and installation date proposed. Members in unison commended Mr. MacLeod and Mr. Ratolla for a thorough presentation.

Mr. MacLeod and Mr. Ratolla responded in detail to all questions put forth and encouraged Members to view Wind Turbines located in Lower Township along the Bay Area (residential section). The project should be in place by the end of the school year and informed the members of the attendance of neighbors at the School Board Meeting that is advertised.

**Applications: DiDonato, 1105 Pittsburgh Avenue, Block 1172 Lot 4
Preliminary & Final Major Subdivision, Site Plan & Variance(s)**

The applicant has requested a continuance of the matter. It was clarified for the record that the date of the hearing through correspondence from the Board Solicitor to the applicants Attorney was April 23, 2013. The applicant is currently out of state. Edie Kopsitz, Recording Secretary informed the Members by direction of the Board Secretary that Shared Parking is on the Agenda for April 23, 2013 as well. Members shared their concerns that it would be an involved meeting. Craig Hurless informed the Members that the DiDonato case will be a jurisdictional issue (not heard) and indicated he is forwarding by email to all a report on Shared Parking (clarifying that the report was previously sent in 2012). He informed all that they are working on a Municipal Public Access Plan on behalf of the City that will be incorporated into the City of Cape May Master Plan and apprised Members that all Boards will become involved in the process. Mr. Bezaire shared with Board regarding Bank Street as stated in the Master Plan, suggesting it become one way to create parking for the City of Cape May. He believes 15 to 20 parking spaces could be created. Mayor Dr. Mahaney will forward a letter to the Clerk for Council to consider.

Motion made by Mrs. Nelson, Seconded by Mr. Jones to adjourn the meeting at 8: 00 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