

**City of Cape May Planning Board Meeting Minutes  
Tuesday – July 8, 2014**

**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.

<b>Roll Call:</b>	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Jones	Present
	Mayor Dr. Mahaney	Present
	Mr. Murray	Present
	Mr. Elwell	Present
	Ms. Weeks	Present
	Mr. Winkworth	Present
	Mr. Dr. France, 1 <sup>st</sup> Alernate	Absent
	Mr. VanDeVaarst, 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

Chairman Bezaire opened by stating that this would be Mary Rothwell’s last Planning Board Meeting. He noted she is retiring August 1, 2014, she’s been with the City of Cape May for 25 years.

**Resolution: #6-24-2014:1, Pray Block 1131, Lot(s) 25 – 28**

**Motion made by Mr. Elwell to approve resolution #6-24-2014:1**, seconded by Ms. Weeks and **carried 8-0**. Thos in favor: Mr. Elwell, Ms. Weeks, Mr. Murray, Mayor Dr. Mahaney, Mr. VanDeVaarst, Mr. Winkworth, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: Mr. Jones.

**Application: Cape Motels/Periwinkle, 1039 Beach Avenue, Block 1101, Lot 5  
Site Plan Waiver with Variances**

Chairman Bezaire stated he was stepping down on this application as he did on the past because some of the opposing neighbors are clients; Mr. Winkworth is stepping down as well. Vice Chairman Harley Shuler stepped in to run the meeting.

Louis Dwyer introduced his witnesses for the application. All including Craig Hurless were sworn in and clarified their credentials for the record. Mr. Dwyer opened by stating this case has been heard in great detail, to put replacement sheds on the hotel property. At the last meeting there were suggestions made to supplement the screening so as to better conform to the

ordinance requirements and for better aesthetics to the neighboring properties. Vincent Orlando stated he modified his plans to accommodate that request. He also recapped the landscaping that would be provided. He stated he believes with the extensive landscaping and screening it will eliminate any possible negative effects of the relief the applicant is seeking.

William Kauffman wished to review Mr. Orlando's recent plan. He had some questions regarding the lattice, what material it would be built out of. He also questioned the peak of the buildings possibly being visible from New Jersey Avenue.

Craig Hurless reviewed his memorandum dated June 17, 2014. He does support the granting of the site plan waiver and that the site plan is provided on a CD as a condition of approval. The four variances the applicant is seeking were reviewed in detail as well as were the General Review comments.

**The meeting was opened to the public at 7:25 PM.**

Mr. Kauffman asked that Ms. Wilkinson be able to testify who lives at 1021 New Jersey Avenue. She expressed her objection of the plans being presented.

Mr. Wilkinson of 1021 New Jersey Avenue also stated his objections to the plans being presented.

Kevin Solar, 2005 New Jersey Avenue, stated his concerns regarding the additional storage the sheds would be used for.

Beverly Yanik of 1015 New Jersey Avenue voiced her concerns regarding the usage of the sheds and how long they were supposed to be used for.

Elizabeth Davison, 1007 New Jersey Avenue, also stated concerns regarding the size and usage of the sheds.

**The public portion of the meeting was closed at 7:43 PM.**

Louis Dwyer stated for the record that the application was filed over a year ago and they have been trying to address comments and move forward with it. This is not a non-conforming use; it is a permitted use in a commercial zone. He believes this has been well designed by Mr. Orlando and meets what the ordinance requires.

Mr. Kauffman had a few more comments regarding the application as well. He doesn't believe the applicant has satisfied the negative criteria for the variances being requested.

Mr. Bezaire asked that the uses for the storage building be listed: Pool equipment, recycling, storage of items which are accessory to the motel and pool furniture. Lou Dwyer stated they are agreeable that no flammable materials be stored. No flammables, poisons or toxic materials be stored in the sheds.

