

**City of Cape May
Advisory Committee on Shared Parking
Meeting – May 24, 2013**

The first meeting of the Advisory Committee on Shared Parking was called to order by committee chair William Murray at 9:30am on Friday, May 24, 2013 in the Cape May City Hall auditorium.

The following members were present:

**Gus Andy – Public Citizen
Matthew Glenn – Public Citizen
Charles Hendricks – Public Citizen
Craig Hurless – Planning Board Engineer/Planner
Dr. Edward Mahaney – Mayor and Class I Planning Board
Member
William Murray – Deputy Mayor and Class III Planning
Board Member
Harley Shuler – Class IV Planning Board Member
Richard Zeghibe – Public Citizen**

The following member was absent:

Jessie Weeks – Class IV Planning Board Member

Also present were:

**Cain Chamberlain – Press
Larry Hirsch – Public Citizen**

Craig Hurless distributed and reviewed his June 12, 2012 report on shared parking with the committee. He will put the Urban Land Institute publication on Shared Parking, which was referred to in his June 21 report, on-line for members of the committee.

The unique characteristics of Cape May, as they may relate to shared parking, were discussed including the seasonal parking peaks, the balancing required between commercial and residential interests, and the limited amount of undeveloped space available.

Gus Andy emphasized the need for credible analysis of every application for a shared parking variance paid for by the applicant

Richard Zeghibe expressed concern that parking studies conducted to test the feasibility of a particular site must be controlled by the Planning Board not the applicant who will only pay for the study. Charlie Hendricks stated it was not enough for the Board to select the consultant but they must monitor and approve the study's objectives, scope, methodology and results

Zeghibe said that shared parking has to deal with the unique characteristics of Cape May, particularly New Jersey Avenue where C and R zones collide. It was suggested that a review of shore towns purported to have shared parking ordinances should include review of zoning maps to test whether Cape May is unique with the New Jersey Avenue situation

Hendricks was concerned with Board enforcement that current motel signage discourages or prohibits restaurant patrons, wedding guests, etc. from their parking in lots where they agreed to provide space according to terms of their variance thus pushing them onto residential streets. Because of this, it is a known fact that the Board cannot enforce its resolutions so how can they enforce shared parking. Mayor Mahaney said he would look into one instance of this.

Matt Glenn stipulated to the Committee that the Independent Parking studies could only be done on properties that have their current onsite parking in compliance with the PB approved plans. These violations would have to be corrected before any Independent parking study could be conducted. How else could the Independent Parking report have any accuracy to it? This would require code enforcement action, something rarely seen in CM to date. Glenn also hoped this committee could move on from the shared parking review ,at some point, and start tackling the current parking problems throughout the City.

Matt Glenn asked whether or not other towns have implemented shared parking. The committee decided to investigate such implementation by the following volunteers who will report back to the committee at the next meeting:

- Charlie Hendricks/Bill Murray – Rehoboth Beach**
- Harley Shuler – Haddonfield**
- Matt Glenn – Beach Haven and Point Pleasant**

- **Craig Hurless/Mayor Mahaney/Richard Zeghibe – Margate and Ventnor and other communities which may be of interest**
Larry Hirsch suggested Annapolis and Ashville, North Carolina.

Larry Hirsch commented on the lack of space for parking at commercial establishments which have been in existence before the Cape May zoning code was established. He suggested that grandfathering such establishments should be should be considered when evaluating applications for shared parking.

The plan going forward will include:

- **Understanding the concept of shared parking**
- **Determining whether or not it is feasible, desirable and enforceable in the context of the unique goals and attributes of Cape May as set forth the Master Plan and the Plan Endorsement document.**
- **If applicable to Cape May, determining how the Cape May zoning code should be amended to implement shared parking.**

It was agreed that the next meeting will be held at 9:30am on June 21, 2013 in the Cape May City Hall auditorium.

The meeting was adjourned at 11:10am.