

**City of Cape May Zoning Board of Adjustment Meeting Minutes**  
**Thursday, November 13, 2014**

**Opening:** In compliance with the Open Public Meetings Act of 1975, adequate notice of the meeting was provided. Chairman White called the meeting to order at 6:30 P.M.

<b>Roll Call:</b>	Mr. White, Chairperson	Absent
	Mrs. Hutchinson, Vice Chairperson	Present
	Mr. Iurato	Present
	Mr. Meier	Present
	Mrs. McAlinden	Present
	Mrs. Inderwies	Present
	Mrs. Pharo	Present
	Mr. Furlin, Alt 1	Present

**Also Present:** George Neidig, Board Solicitor  
Craig Hurless, PE, PP, CME, Board Engineer  
Jill Devlin/Board Assistant

**Applications:**

**Gerald & Mary Anne Jones**  
**6 Mt. Vernon Avenue**  
**20 Patterson Avenue**  
**Block 1018, Lot(s) 1, 2**

Lou Dwyer introduced his applicant and professionals that would be testifying for the applicant. Christina Amey, Mr. and Mrs. Jones and Craig Hurless were sworn in and stated their credentials for the record.

Lou Dwyer opened by stating the property is presently a non-conforming use property with a detached garage with an apartment on top. The application being presented is to demolish the existing garage and apartment and replace it with a new garage, and raise the existing structure to meet the FEMA regulations, and do an addition above that structure. The non-conformities would be eliminated or improved upon if the application were approved. Architect Christina Amey reviewed her plans in detail of the existing property and what changes are being proposed. She believes the changes being presented will make the building more compatible with the historic character of the neighborhood and see's no negative impact.

There were no questions from the board.

Craig Hurless reviewed his memorandum dated October 23, 2014. Five waivers have been requested and they are all supported. A landscape plan does need to be provided as a condition of approval. There are four variances necessary for this application; Lot Size, Building Setback, Garage Front Setback and Lot Coverage. The general review comments were then reviewed in detail.

Lydia Inderwies noted the application stated the application had 2 kitchens noted. Lou Dwyer stated he will revise the application to note 1 kitchen and 5 bedrooms. Mr. Iurato asked that a provision be made that stated there be no other utility in the garage aside from electricity.

**Vice Chairman Hutchinson opened the meeting to the public at 6:55 pm and the closed the meeting to the public as there were no questions.**

**Motion made by Mr. Meier to approve Waivers 20, 21, 24, 26 and 27**, seconded by Mrs. Inderwies and carried **7-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Meier to approve Variances for §525-15B(1) Table 1 Lot Size, §525-15B(1) Table 1 Lot Width, §525-15B(1) Table 1 Lot Frontage**, seconded by Mrs. Pharo and carried **7-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mrs. Pharo to approve Condition #33; A condition that no other utility is present in the garage except for electricity; General Review comments 1 through 11; Amended application to be submitted reflecting 1 kitchen and 5 bedrooms**, seconded by Mr. Meier and carried **7-0**. Those approved: Mr. Iurato, Mrs. Inderwies, Mr. Meier Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mrs. McAlinden to approve the building in two phases, phase one being only the porch, phase 2 to include the rest of the changes**, seconded by Mrs. Pharo and carried **7-0**. Those approved: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Ocean Club Hotel, C.M., LLC  
1035 Beach Avenue  
Block 1101, Lot(s) 2, 3, 4**

An announcement was made that the Ocean Club Hotel application was being postponed to the January 22, 2015 Zoning Board of Adjustment meeting.

**Motion by Mr. Iurato to table the Ocean Club Hotel application to the January 22, 2015 meeting**, seconded by Mrs. McAlinden and carried **7-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Georgina & Thomas Lord, 1239 New York Avenue  
Block 1132, Lot(s) 27  
Appeal from Decision of Administrative Officer, HPC**

An announcement was made that the Lord application has been withdrawn.

**Lawrence A. Pray Builders, Inc.  
1221 Idaho Avenue  
Block 1134, Lot(s) 19**

Steve Fenwick, Architect and Planner, Larry Pray and Craig Hurless were sworn in and stated their credentials for the record. Lou Dwyer noted this was an isolated undersized lot on Idaho Avenue. The existing single family residence is going to be demolished, and a new single family residence is proposed. The house that was designed specifically for this site meets all zoning requirements. Mr. Fenwick reviewed the plans in detail for the Board. Exhibit C101 was put into record which was the site plan and photos of the property as it is currently and what is proposed. He stated the proposed home fits nicely into the streetscape and enhances the neighborhood.

Mr. Furlin questioned whether or not this proposed home needed to be presented to the HPC. Lou Dwyer stated this home was not a contributing structure in the HPC district. Mr. Meier questioned the lot frontage, if it was consistent with the other properties; Mr. Dwyer confirmed it was.

There were no other questions from the board.

Craig Hurless reviewed his memorandum dated October 8, 2014 beginning with the completeness review. Waivers 17,20,21,24,26 and 27 were supported. Item numbers 23 and 31 need to be conditions of approval. He reviewed the variances and agrees this is an existing isolated undersized lot; all three variances that are necessary relate only to the size of the lot. General review comments except number 3 should be conditions of approval, it is strictly informational.

**Vice Chairman Hutchinson opened the meeting to the public at 7:26 pm and then closed the meeting to the public as there were no questions.**

**Motion made by Mr. Iurato to approve Completeness Waivers 17,20,21,24,26 and 17**, seconded by Mr. Furlin and **carried 7-0**. Those approved: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Meier to approve Variances §525-15B(1) Table 2 Lot Size; §525-15B(1) Table 1 Lot Width, §525-15B(1) Table 1 Lot Frontage**, seconded by Mrs. Inderwies and carried **7-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Meier, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Iurato to approve Conditions 23 and 31; General Review Comments 1, 2 and 4 through 11**, seconded by Mr. Meier and **carried 7-0**. Those in favor: Mr. Iurato, Mr. Meier, Mrs. Inderwies, Mrs. McAlinden, Mrs. Pharo, Mr. Furlin and Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Meier to adjourn the meeting at 7:30 PM with all in favor.  
A verbatim recording of said meeting is on file at the Construction/Zoning Office.**

**Respectfully submitted: Jill Devlin/Board Assistant.**