

**City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, January 22, 2015**

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.

Roll Call:	Mrs. Hutchinson, Chairperson	Present
	Mr. Furlin, Vice Chairperson	Present
	Mr. Iurato	Present
	Mr. Murray	Present
	Mrs. McAlinden	Present
	Mrs. Inderwies	Present
	Mrs. Pharo	Absent

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

Business: Reorganization

Oath of Office: William Murray, Roger Furlin.

Chairperson:

Motion made by Mrs. Inderwies to nominate Diane Hutchinson for Chairperson, seconded by Mr. Murray, with Mr. Iurato motioning the nomination be closed; **carried 5-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson
Those opposed: None. Those abstaining: None.

Vice Chairperson:

Motion made by Mrs. Hutchinson to nominate Mr. Furlin as Vice Chairperson, seconded by Mrs. Inderwies and **carried 6-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Board Attorney:

Motion made by Mr. Murray to appoint George Neidig as Board Attorney, seconded by Mrs. Hutchinson and **carried 6-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Board Engineer:

Motion made by Mr. Iurato to appoint Craig R. Hurless of Polistina & Associates as Board Engineer, seconded by Mrs. McAlinden and **carried 6-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Official Newspapers:

Motion made by Mr. Murray to appoint the Cape May County Herald as the primary newspaper and the Atlantic City Press as secondary, seconded by Mrs. Hutchinson and **carried 6-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Minutes:

Motion made by Mr. Iurato, with noted correction, that the minutes of December 11, 2014 be accepted as presented, seconded by Mrs. Inderwies and **carried 5-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Murray.

Resolutions:

Motion made by Mr. Iurato to approve Resolution #01-22-2015:1, Helbig/Cape May Mini Golf, seconded by Mrs. McAlinden and **carried 4-0**. Those in favor: Mr. Iurato, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mrs. Inderwies, Mr. Murray.

Motion made by Mrs. McAlinden to approve Resolution #01-22-2015:2, Pray Builders, seconded by Mr. Furlin and **carried 5-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Murray.

Motion made by Mr. Iurato to approve Resolution #01-22-2015:3, Gerald and Mary Anne Jones, with noted corrections, seconded by Mrs. McAlinden and **carried 5-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Murray.

Applications

Chairman Hutchinson announced that the Ocean Club application and the Deblasio applications both requested to be moved to the February 26, 2015 meeting.

**Peter and Deborah Perri
1323 Maryland Avenue
Block 1149, Lot(s) 26, 27**

Mr. Iurato stated he must recue himself from the Perri application as they are his backyard neighbors.

Lou Dwyer, Esquire stated he was representing Peter and Deborah Perri. Mrs. Deborah Perri, Ms. Susan Barrett and Craig R. Hurless were sworn in and stated who they were and their credentials for the record.

Lou stated the lot in question is an isolated undersized lot which contains an existing single family dwelling and garage. He noted he'd like to amend the application, he originally thought it was a vacant lot, that the building had already been demolished, which is incorrect. If the application were to be approved the building that is currently on the lot would be replaced.

Lou reviewed the application, stating the new house would be conforming to all setback requirements. The variances being requested are due to pre-existing conditions. He noted a requirement in the City ordinance that states buildings on site need to be 10' apart. It came to his attention that the house as designed, with the garage remaining, would be 9'9" from the new house. He asked that if the Board approved this application, to approve that as well.

Mr. Furlin questioned if the screen porch in the back of the house would be enclosed or screened in. Mrs. Inderwies questioned when the demolition would be completed of the existing building. There were no other questions from the board.

Craig Hurless reviewed his memorandum dated January 7, 2015 stating this was an application for C Variances that relate to isolated undersized lot. He amended his review memorandum stating that a Use Variance was not required for this application. He also amended his application stating that a dwelling does currently exist. The completeness items, variances and general review comments were reviewed for the Board. There were no questions for Craig from the Board.

The meeting was opened to the public at 6:50 PM to anyone within 200 feet and beyond 200 feet, then subsequently closed as no members of the public wished to speak.

Motion made by Mr. Murray to approve Lot Size Variance §525-15B(1) Table 1 and Lot Width & Lot Frontage Variance §525-15B(1) Table 1, seconded by Mr. Furlin and carried 5-0. Those in favor: Mrs. Inderwies, Mr. Murray, Mr. Furlin, Mrs. McAlinden, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Furlin to approve Completeness Waivers 20, 21, 24 and 27, seconded by Mr. Murray and **carried 5-0**. Those in favor: Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Murray to approve Conditions 1 through 10 and number 33 of page 2, seconded by Mr. Furlin and **carried 5-0**. Those in favor: Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Alicia O'Donnell Walker
215 Reading Avenue
Block 1132, Lot(s) 1, 2

Alicia O'Donnell Walker, Architect Joseph Courter and Craig Hurless were sworn in and stated who they were and their credentials for the record.

Lou Dwyer opened by stating the Walkers have a full sized lot, however it is a corner lot with two front yards. They are seeking approval for the existing dwelling to be renovated. The house is currently set back 15 feet from the Reading Avenue property line. The proposed reconfiguration from the deck will bring it 20 feet from the property line. Mr. Courter then reviewed the plans in detail for the proposed changes to the house. Mr. Courter believed the changes to the home would be a betterment to the home and the neighborhood.

Mr. Murray questioned what the room next to the kitchen was in the plans and if it would encroach on any of the setbacks. Mr. Courter stated it was an office and it would not be an encroachment.

Craig Hurless reviewed his memorandum dated December 30, 2014. It is a variance application that addresses improvements for an addition, front porch and deck expansion. The checklist items, variance request and general review comments were reviewed in detail.

There were no questions for Craig from the Board.

The meeting was opened to the public at 7:00 PM to anyone within 200 feet and beyond 200 feet and subsequently closed as no members of the public wished to speak.

Motion made by Mr. Murray to approve §525-15B(1) Building Setback-Reading Avenue Variance, seconded by Mr. Iurato and **carried 6-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Iurato to approve Completeness Waivers 20, 21, 24, 26, 27 and 28, seconded by Mr. Furlin and **carried 6-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Iurato to approve Conditions 1, 3, 4, 5, 6, 7, seconded by Mrs. Inderwies and carried 6-0. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. McAlinden, Mr. Furlin, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Murray to adjourn the meeting at 7:05 PM with all in favor.

Respectfully Submitted: Jill Devlin/Board Assistant.

