

City of Cape May Planning Board Meeting Minutes
Tuesday, May 8, 2018

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairman Bill Bezaire at 6:30 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Mr. Macciocchi	Present
	Councilmember Hendricks	Present – arrived at 7:30 PM
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present - arrived at 6:50 PM
	Dr. Maslow	Present
	Dr. Wolf Alt #1	Present
	Mr. Martz Alt #2	Present

Also Present: Richard King, Esquire - Board Solicitor
Craig Hurless - Board Engineer
Tricia Oliver - Board Assistant

Minutes:

Motion was made by Mr. Elwell to adopt the meeting minutes from March 27, 2018, seconded by Mr. Jones and **carried 6-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Bezaire. Those opposed: None. Those abstaining: Mr. Inderwies, Mr. Shuler.

Resolutions:

Motion was made by Mr. Elwell to adopt Resolution number 05-08-2018: 1, *Adis, Inc. - "La Mer Beachfront Inn," 1317 Beach Avenue, Block 1146, Lot(s) 6, 7, & 10-24,* seconded by Dr. Wolf and **carried 6-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Inderwies, Mr. Shuler.

Motion was made by Mr. Elwell to adopt Resolution number 05-08-2018: 2, *Paul, Susan, & Edward Johnston - "The Cove Restaurant," 405 S. Beach Avenue, Block 1012, Lot(s) 13 & 14,* seconded by Mr. Jones and **carried 5-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Mr. Jones, Dr. Wolf, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Inderwies, Dr. Maslow, Mr. Shuler.

Applications:

Cape Coachman Realty, LLC – "Beach Shack"
205-211 Beach Avenue
Block 1019, Lot(s) 26 & 40

** Chairman Bezaire recused himself from hearing the application. Vice Chair, Mr. Shuler stepped in as Acting-Chairman for this application.*

Mr. Anthony Monzo, Esquire, Ms. Lyndsy Newcomb, Esquire, Mr. Vincent Orlando, Licensed Landscape Architect/Professional Planner, Mr. Robert Shepanski, Project Manager, and Board Engineer, Craig Hurless, were sworn in for the record.

Mr. Monzo explained to the board that revisions had been made to the site plans to address the concerns brought to light during preliminary approval.

Mr. Orlando testified that County approvals were needed for the proposed bike lane on Beach Avenue and explained that commentary from the County was received and revisions to that plan were made, and they are now awaiting final approval. He mentioned that the revision to the bike lane includes the entire block. Mr. Orlando continued on to explain the “wash down area” with enclosure (6 ft. fence – eliminated landscaping from original site plan).

Brief discussion was undertaken by the Board Members and the applicant’s professionals regarding the inclusion of the whole block for the bike lane, as well as the dimensions proposed for the sidewalk. All of which are safety concerns.

Addressing the membership, Mr. Shepanski, detailed the parking procedures and the traffic flow pattern for the valet, which includes stacked parking at the rear of the property. He explained in detail the check-in/out process as it pertained to the parking procedures [Exhibit A-1 Final], while also detailing how the valet shifts will be conducted utilizing the stacked valet parking in the rear, which will only be used for the hotel, not for the restaurant.

Brief discussion was undertaken regarding the appropriate lighting for the property, as LED fixtures are proposed by the applicant. It was agreed by the Board Engineer, Craig Hurless, and the applicant’s professionals that the fixtures and their exact placement on the property would be determined at the time of construction.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated April 10, 2018. Mr. Hurless explained the revised site plan briefly noted the thirteen (13) variances previously granted during preliminary site plan approval (Resolution 01-09-2018: 1):

1. §525-24B(1) Table 2 - Building Setbacks - Beach Ave.
2. §525-24B(1) Table 2 - Side Yard Setbacks - West Side
3. §525-24B(1) Table 2 - Side Yard Setbacks - Accessory Building
4. §525-24B(2) Table 1 - Lot Coverage
5. §525-49C(4) - Parking - Number of Spaces & Stacked
6. §525-59E(7) - Parking within Setbacks - Beach Ave.
7. §525-59E(7) - Parking within Setbacks - Heritage Lane
8. §525-59E(7) - Parking within Setbacks - Side Yards (both)
9. §525-49B(1) - Parking Buffer
10. §525-48E(1) - Directional Signage Area
11. §525-48H(2)(a) - Freestanding Signage - Number & Area
12. §525-48H(2)(b) - Building Mounted Signage - Area
13. §525-56A(1) - Parking in Clear Sight Triangle

The General Review Comments 1-5 were reviewed and explained in detail, and all were classified as conditions of approval; with addition(s) referenced by the Engineer.

Discussion was opened to the public within 200 ft. and beyond at 7:33 PM, and closed with no public coming forward to comment.

Motion made by Mr. Jones to approve the Final Site Plan with variance approvals as stated in Planning Board Resolution 01-09-2018: 1; subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated April 10, 2018 seconded by Mr. Inderwies and **carried 8-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Dr. Wolf, Mr. Shuler. Those opposed: None. Those abstaining: None.

*Anthony & Donna Caputo
286 Windsor Avenue
Block 1023, Lot(s) 7 & 8*

** Mr. Bezaire re-entered the meeting and continued as Acting-Chairman.*

Mr. Ronald Gelzunas, Esq., as well as, Architect, Catherine Lorentz, and Engineer, Brian Murphy, were sworn and stated their credentials for the record.

Mr. Gelzunas details the unique property and the overall character of the neighborhood, mentioning that the surrounding properties are all “cottage like,” and that it is the anticipation of the property owners, Tony and Donna Caputo, to maintain this model. Today, he explained to the membership, the Caputo’s wish to take the now large lot back to the two separate conforming lots that existing roughly around the 1920s, that in his opinion is a much better zoning alternative then keeping the existing oversized lot.

Architect, Catherine Lorentz addressed the board regarding the streetscape of Windsor Avenue, while showing pictures of the neighboring homes and the current structure as it exists at the property [Exhibit A-1]. She continued on detailing the following Exhibits:

[A-11] – color site plan of proposed subdivision, including demolition of the 1970s addition to the existing structure on the property.

[A-2] – rendering of proposed structure post renovations, including the removal of a concrete path and driveway and the installation of a paver driveway.

[A-3] – front and side elevations (color) of newly proposed structure on new lot.

A-12] – diagram of proposed home that would be permissible to be built (fully conforming) in the R-2 Zoning District should the lots remain as is and granted the subdivision.

As per Ms. Lorentz, this home does not fit in with the neighborhood and the idea of keeping the “cottage feel” to the streetscape.

[A-13] – photo of a home constructed opposite the subject property, shown as an example as to why a larger home does not fit within the neighborhood.

Mr. Brian Murphy, project Engineer, reviewed the technical details of the subdivision. He gave extensive details of [Exhibit A-6] which consisted of a site plan prepared by Martinelli. Mr.

Murphy also stated for the board the lot size and year of construction on the neighboring lots along Windsor Avenue. He continued to explain that it is more significant to the character of the neighborhood to approve the proposed subdivision with two homes, rather than the large home, as shown by Ms. Lorentz. Mr. Murphy and Mr. Gelzunas also testified as to the variances needed for the application.

Board Engineer, Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated April 11, 2018. Mr. Hurless explained the five (5) variances required in detail (page 5 of 7):

1. §525-15B(1) Table 1 - Lot Size – Lots 7 & 8
2. §525-15B(1) Table 1 - Lot Width – Lots 7 & 8
3. §525-15B(1) Table 1 - Lot Frontage – Lots 7 & 8
4. §525-15B(1) Table 1 - Side Yard Setback (Each) Lot 8
5. §525-15B(2) Table 1 – Lot Coverage – Lot 8

The General Review Comments 1 through 21 were reviewed and explained in detail, and all were classified as conditions of approval.

Discussion was opened to the public within 200 ft. and beyond at 8:50 PM

Charles Riter, 283 Windsor Avenue, spoke in favor of the application, citing that the Caputo's worked with the neighbors in good faith of keeping the character of the street.

Ralph Atwell, 287 Windsor Avenue, also spoke positively on the application and stated that a larger home in the area is an eye sore and "monstrosity."

Sam Parker, 251 Windsor Avenue, was positive on the application.

Pat Nowakowski, 276 Windsor Avenue, was positive on the application.

Discussion was closed to the public at 8:57 PM

Motion made by Mr. Elwell to approve the Preliminary Site Plan for a minor subdivision with variance approval for §525-15B(1) Table 1 - Lot Size – Lots 7 & 8, §525-15B(1) Table 1 - Lot Width – Lots 7 & 8, §525-15B(1) Table 1 - Lot Frontage – Lots 7 & 8, §525-15B(1) Table 1 - Side Yard Setback (Each) Lot 8, and §525-15B(2) Table 1 – Lot Coverage – Lot 8; subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated April 11, 2018 seconded by Mayor Lear and carried 9-0. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Motion made to adjourn by Mr. Inderwies at 9:05 PM with all in favor.

Respectfully submitted: Tricia Oliver, Board Assistant.

****Copy of presentation available on the City of Cape May website.**