

**City of Cape May Planning Board Meeting Minutes
Tuesday, September 25, 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	Absent - excused
	Mr. Elwell	Present
	Mr. Macciocchi	Present
	Councilmember Hendricks	Present
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present
	Dr. Maslow	Present
	Dr. Wolf Alt #1	Present
	Mr. Martz Alt #2	Present

Also Present: Craig Hurless - Board Engineer
 Tricia Oliver - Board Assistant

Minutes:

Motion was made by Councilmember Hendricks to adopt the meeting minutes from July 10, 2018, seconded by Mr. Jones and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macchicchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Dr. Wolf, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Motion was made by Mr. Elwell to adopt the meeting minutes from July 24, 2018, seconded by Mr. Jones and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macchicchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Dr. Wolf, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Resolutions:

Motion was made by Mr. Inderwies to adopt Resolution number 09-25-2018: 1, Cape Jetty, LLC, 12 Second Avenue, seconded by Mr. Elwell and **carried 7-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Wolf. Those opposing: None. Those abstaining: Dr. Maslow, Mr. Bezaire.

Discussion:

Board Engineer, Craig Hurless, addressed the membership regarding the settlement previously mentioned at the mast meeting in relation to Fair Share Housing and COAH issues at the State level. He continued on stating that the two-part plan was partially complete with State approvals, but the Fair Share Housing Plan itself had required revisions. At this time, the aspect of the settlement addressing Affordable Housing had been approved at the State level and Mr. Hurless explained that the draft being reviewed this evening by the board was for preliminary review until the State review was complete within a month or so time.

Mr. Hurless thoroughly reviewed both parts of the drafted plan; the Housing Element and the Fair Share Plan. The Fair Share Plan, he explained pertains to new developments and potential developers within the City, as well as affordable housing either onsite or offsite of newly proposed developments. He explained that the boards previous recommendation that there should include regulations for design and location of both on and off site affordable housing was given to the State.

Brief discussion was undertaken regarding clarification of the Fair Share Plan versus the Housing Element within the Master Plan Reexamination and what major differences are addressed in both. Topics such as workforce housing, demographics, and increased city diversity were mentioned during discussion.

An update from the Master Plan Advisory Committee was given by Board Engineer, Craig Hurless. He mentioned the preliminary successes of the public survey that have been recorded. The committee has also diligently been approaching organizations and stakeholders regarding the Master Plan and its elements. Mr. Hurless also mentioned that the committee is working on their formal recommendations for particular elements within the reexamination that will be presented at a later meeting.

Discussion shifted to City Ordinance No. 362-2018: An Ordinance of the City of Cape May Governing the Display of “Open” Banners in the Business Improvement District, with all members agreeing that the ordinance revisions were in fact consistent with the direction in which the Master Plan Reexamination was aimed.

Motion was made by Dr. Maslow supporting City Ordinance No. 362-2018 as it is in fact consistent with the Master Plan Reexamination, seconded by Mr. Jones and **carried 9-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Dr. Wolf, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Board Member, Dr. Wolf, presented some discussion topics to the membership to discuss at the next open work session. She mentioned that she is looking to help the board “shed new light” on the direction of the rest of the planning process for the city as a whole.

Discussion was opened to the public within 200 ft. and beyond at 7:34 PM.

Stacey Sheehan, 928 Columbia Avenue, questioned the issue of affordable housing and how it pertains to the Village Greene area of the city. Board Engineer, Craig Hurless, clarified this.

Discussion was closed to the public at 7:35 PM.

Motion made to adjourn by Mr. Elwell at 7:35 PM with all in favor.

Respectfully submitted: Tricia Oliver, Board Assistant.

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