

City of Cape May Planning Board Meeting Minutes
Tuesday, October 10, 2017

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
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present
	Mr. Picard	Present
	Dr. Maslow Alt #1	Present
	Dr. Wolf Alt #2	Present

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

Minutes:

Motion was made by Mr. Inderwies to approve the minutes from the September 12, 2017 Planning Board Meeting, seconded by Mr. Elwell and **carried 8-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mayor Lear, Mr. Picard, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Jones.

Motion was made by Mr. Jones to approve the minutes from the September 26, 2017 Planning Board Meeting, seconded by Mr. Inderwies and **carried 8-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mr. Picard, Mayor Lear, Mr. Shuler. Those opposing: None. Those abstaining: Mr. Bezaire.

Resolutions:

Motion was made by Mr. Shuler to adopt Resolution number 10-10-2017: 1 Ronald Sowers, 825 Washington Street, Block 1092, Lot(s) 19, seconded by Mr. Elwell, and **carried 8-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mayor Lear, Mr. Picard, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Jones.

Motion was made by Mr. Inderwies to adopt Resolution number 10-10-2017: 2 Thomas DiDonato, 1105 Pittsburgh Avenue, Block 1172, Lot(s) 4, seconded by Mr. Councilmember Hendricks, and **carried 6-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Jones, Mayor Lear, Mr. Picard.

Discussion:

Representative for Rutala Associates, Lisa Bender, gave a brief overview of the Creative Placemaking Plan. Ms. Bender started out by explaining that a project completed at Temple University helped lay the ground work for the introduction of similar such plans to promote a way to connect resources through a town. She described the goal as a "way finding network." The combination of local assets, such as tourism and neighborhood nonprofit partnerships, cooperating within this network would facilitate the motion of the project as a whole. Overall, Ms. Bender explained, the goal is to enhance the use of all creative aspects within the City of Cape May and to make them available to all.

Discussion was undertaken by the Board members and professionals regarding the plan. It was noted by Ms. Bender that the utilization of a "Creative Organization Roundtable" would aid in updating the current existence of local organizations and major assets. The membership made positive commentary.

Discussion was opened to the public at 6:46 PM and closed, with no one coming forward for comment.

Motion made by Mr. Elwell to adopt Resolution number 10-10-2017: 3 Creative Placemaking Plan with Sustainable Jersey as a special report of the City's Master Plan reexamination, seconded by Mr. Shuler and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Picard, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Board Engineer, Craig Hurless, addressed the membership regarding the Cape May Municipal Public Access Plan. This plan was an large undertaking by Mr. Hurless, as he explained that the City was very proactive with implementing such plan as far back as 2011. Mr. Hurless continued on to indicate that the purpose of this plan is to have an inventory of all access points to tidally flown waters, and to protect such areas. This plan also relates to the Sustainable Jersey Certification and has a strong backing from the DEP.

Mr. Hurless briefly summarized points of the Public Access Plans as a whole; of which are important to many municipalities, but enforcing the fact that because it aids the City of Cape May with beach maintenance permits and making the processes of such permits easier, that is why the city was so proactive on the initial execution of the plan.

Overall, Mr. Hurless continued, the goal of all Municipal Public Access Plans are to get more ADA accessible beach accesses and have such plans execute such.

Members of the board engaged in a brief discussion and made positive commentary on the plan.

Discussion was opened to the public at 7:02 PM and closed, with no one coming forward for comment.

Motion made by Mr. Jones to recommend to approve the submitted Municipal Public Access Plan to the DEP, finding it consistent with the Master Plan goals and objectives, seconded by Mr. Elwell and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Picard, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Board Engineer, Craig Hurless, then presented his proposal for professional services to complete the City's Master Plan Reexamination. He touched upon two (2) important elements that he thought necessary to add and enhance based upon the needs of the City; a Utility Element and a Resiliency Element.

Since this is simply a drafted proposal, Mr. Hurless explained, this document will in fact evolve substantially with the help of the Planning Board, and other various advisory boards, including the HPC and a City Council subcommittee.

Members of the board briefly discussed a few particulars noted in Mr. Hurless' proposal and gave positive commentary on his abilities and workmanship.

Motion made by Mr. Picard to recommend to City Council that Mr. Craig Hurless, of Polistina Assoc., LLC be hired for professional services to complete the Master Plan Reexamination, seconded by Mr. Elwell and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Picard, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Discussion amongst the Board members and professionals moved to City Council resolution number 222-10-2017, a resolution Authorizing the Planning Board to Conduct a Preliminary Investigation to Establish a Non-Condemnation Redevelopment area within the City of Cape May.

Board Engineer, Craig Hurless, explained to the membership that the initial role of the board is to thoroughly investigate the subject area and to ensure that the area meets the criteria of MLUL. Mr. Hurless concluded his explanation by stating that if the redevelopment area is in fact adopted and the zoning requirements are consistent with the Master Plan Reexamination, the project will commence immediately.

Motion made to adjourn by Mr. Shuler at 7:17 PM with all in favor.

Respectfully submitted: Tricia Oliver, Board Assistant.

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