

**City of Cape May Planning Board Meeting Minutes  
Tuesday, October 23, 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.

<b>Roll Call:</b>	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Mr. Macciocchi	Present
	Councilmember Hendricks	Present
	Mr. Inderwies	Absent - <b>excused</b>
	Mr. Jones	Present
	Mayor Lear	Absent - <b>excused</b>
	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 September 25, 2018, seconded by Mr. Elwell and carried 8-0.** Those in favor: Mr. Elwell, Mr. Macchiocchi, Councilmember Hendricks, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Martz, Mr. Shuler. Those opposed: None. Those abstaining: Mr. Bezaire.

**Resolutions:**

Board Engineer, Craig Hurless, addressed the members of the board with a brief explanation of the COAH and Affordable Housing settlement at the state level. As thoroughly reviewed in previous meetings, it was this state settlement that triggered revisions to be made to City ordinance and regulations.

**Discussion was opened to the public at 6:38 PM, and closed with no public coming forward to comment.**

**Motion was made by Mr. Elwell to adopt Resolution number 10-23-2018: 1, A Resolution Adopting a Housing Element and Fair Share Plan**, seconded by Mr. Jones and **carried 9-0**. Those in favor: Mr. Elwell, Mr. Macchiocchi, Councilmember Hendricks, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Martz, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Motion was made by Mr. Shuler to adopt Resolution number 10-23-2018: 2, Resolution Supporting City Ordinance No. 362-2018: An Ordinance of the City of Cape May Governing the Display of “Open” Banners in the Business Improvement District**, seconded by Dr. Wolf and **carried 9-0**. Those in favor: Mr. Elwell, Mr. Macchiocchi, Councilmember Hendricks, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Martz, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Motion was made by Councilmember Hendricks to adopt Resolution number 10-23-2018: 3, William Reinert, 347 Congress Street**, seconded by Mr. Elwell and **carried 8-0**. Those in favor: Mr. Elwell, Mr. Macchiocchi, Councilmember Hendricks, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Martz, Mr. Shuler. Those opposing: None. Those abstaining: Mr. Bezaire.

**Motion was made by Mr. Jones to adopt Resolution number 06-12-2018: 2A, Anthony & Donna Caputo, 286 Windsor Avenue, a corrective resolution**, seconded by Mr. Elwell and **carried 9-0**. Those in favor: Mr. Elwell, Mr. Macchiocchi, Councilmember Hendricks, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Martz, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

### **Discussion:**

Board Engineer, Craig Hurlless, presented to membership with a list of recommendations compiled by the City’s Zoning Officer, Zoning Board annual reports, and himself, regarding changes in Zoning. Consistency with verbiage was noted within Craig’s presented recommendations, meaning that there are areas within the City’s ordinances that use different words to describe the same thing; this should be corrected. It is important to verify all uses and terms contained in the code are defined and lessen the overall ambiguity.

Brief discussion was undertaken by the board and their Engineer regarding semi-detached dwellings and only certain zoning districts allowing such. Members questioned the different between a top and bottom multi-family dwelling versus a side by side duplex. Clarification was given by the Board Engineer.

The topic of Preserved Wetlands that fall within certain zoning districts was discussed, more so in relationship to these areas being included in calculations for lot size and lot area. It was questioned whether or not a better zoning alternative was to exclude such preserved lands and the pros and cons of each consideration. Some examples of areas or development applications that this has effected most, included Yacht Avenue, also a past application for a development on Pittsburgh Avenue for Thomas DiDonato was mentioned, and the Sewell Tract. It was determined through discussion that perhaps a change of an ordinance was not validated enough.

An update was given by Master Plan Advisory Committee member Charlotte Todd regarding their progress on the public survey data and formal recommendations to be presented to the Planning Board. She mentioned that after discussion with both the Environmental Commission and Cape May's Green Team, it was determined that a separate "Energy" Master Plan Reexamination was on the forefront to be developed and included within the 2019 Master Plan Reexamination.

**Discussion was opened to the public within 200 ft. and beyond at 9:03 PM, and closed with no public coming forward to comment.**

**Motion made to adjourn by Dr. Maslow at 9:08 PM, with all in favor.**

**Respectfully submitted: Tricia Oliver, Board Assistant.**

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