

**City of Cape May Planning Board Meeting Minutes**  
**Tuesday, November 27, 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	Absent - <b>excused</b>
	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 Mr. Elwell to adopt the meeting minutes from October 9, 2018**, seconded by Dr. Wolf and **carried 7-0**. Those in favor: Mr. Elwell, Mr. Macchiocchi, Mr. Jones, Dr. Maslow, Dr. Wolf, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: Mr. Inderwies, Mayor Lear.

**Discussion:**

***Cape May Housing Authority:***

A presentation was given to the board members by Carol Hackenberg, Executive Director of the Cape May Housing Authority. Ms. Hackenberg described the areas known as Lafayette Court and Osborne Court, mentioning that these residents are currently housed with public section 9 housing (not section 8, which is funded with vouchers) and a HUD subsidy. Overall, the capital needs of these dwellings far more important, as the buildings themselves were constructed in the 1960s and upkeep is vital Ms. Hackenberg stressed to the membership. She continued on with detailing at length the annual distribution of funding to the Housing Authority and how the COAH settlement

at the state level would be a positive influence for the Housing Authority with regard to the Rental Assistance Demonstration (RAD).

Mr. Rick Ginnetti of the Brook Group, detailed the involvement of HUD with their push to the Housing Authority to change their business model. He suggested that HUD is pushing for more involvement with the Housing Authority and that with a RAD conversion with all section 8 housing, more funding would become available. Such funding would provide possible necessary improvements, renovations, and eventually additional units, Mr. Ginnetti explained. His general overview of the RAD program, Mr. Ginnetti noted, would allow the City's Housing Authority to safely plan ahead, budget wise.

Brief discussion was undertaken by the membership regarding the positive aspects of the RAD program proposed and the possibility of the City helping with the long term goals of the Housing Authority.

***Bike & Pedestrian Advisory Committee:***

Mr. Bill Murray and Mr. Jim Moffatt presented to the membership. Mr. Murray indicated that they are big advocates of the proposed "Cape Island Bike Route," with copious signage for motorists to share the road with pedestrians and cyclists. The overall goal of their advisory committee, Mr. Murray continued, is to endorse more pedestrian and bike traffic across the City of Cape May, connecting Cape May to surrounding municipalities. Mr. Murray noted that since the City had granted the addition of more bike racks, it is apparent that these racks have been utilized since their installation. Both Mr. Murray and Mr. Moffatt expressed great concern for the installation of more crosswalks, as well as increasing the signage throughout the City indicating vehicle traffic to yield and to watch for pedestrians. Mr. Moffatt detailed the committees list of recommendations, which shed a light on the importance of the overall safety of bike and pedestrian traffic.

**The meeting was open to the public at 8:02 PM.**

**Mr. Dougherty**, stated that he was a member of the Planning Board during the completion of the first Master Plan. He indicated that parking has always been an issue for the city, but that this Reexamination did not present parking as an essential topic.

**The meeting was closed to the public at 8:08 PM.**

***Seawall & Promenade Improvement Advisory Committee:***

Dr. Scott Maslow, Committee Chair and Planning Board Member addressed the membership with regard to their recommendations as detailed in his handout. Items A through E were discussed briefly.

***Lafayette Street Park Advisory Committee:***

Mr. Mike Jones, Planning Board Member and member of the Advisory Committee, presented the current plan in place for the Lafayette Street Park, stating that Phase 1 is just about complete. He continued on explaining that Council had approved a resolution for the conceptual plans for phases

2, 3, and 4. Mr. Jones detailed the funding for the project briefly. An overall rendering of the completed project was presented by Mr. Jones, showing each phase as it is completed and mentioning the involvement of the school board.

***Master Plan Advisory Committee:***

Board Engineer, Craig Hurless, gave an update on the committee's progress with compiling the Master Plan survey data to present everything to the Planning Board in a meaningful manner. Mr. Hurless explained that the committee was also working on their formal recommendations regarding each of the elements as well.

**Motion made to adjourn by Dr. Wolf at 8:35 PM, with all in favor.**

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

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