

**City of Cape May Planning Board Meeting Minutes**  
**Tuesday, July 11, 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.

<b>Roll Call:</b>	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Dr. France	Absent - Resignation effective 7/10/2017
	Councilmember Hendricks	Present
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present
	Mr. Picard	Absent - Excused
	Mr. Macciocchi Alt #1	Present
	Dr. Maslow 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 approve the minutes from the June 13, 2017 Planning Board Meeting**, seconded by Councilmember Hendricks and **carried 9-0**. Those in favor: Mr. Elwell, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Macciocchi, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Applications:**

*Marquis de Lafayette Hotel/Condominium Assoc. Inc.*  
*501 Beach Avenue*  
*Block 1047, Lot(s) 1, 5, 6, & 7*

Anthony P. Monzo, Esquire, Matthew Hender, Professional Planner, Kathleen Gasper, General Manager of the Marquis de Lafayette, and Craig Hurless, PP, PE, CME, were all sworn in.

The representative for the applicant, Anthony P Monzo, Esquire, gave a brief summary of the proposed past resolution (#01-13-2015:2) adopted by the Board and the previous variances granted during that hearing. Mr. Monzo explained the proposed awning as a planned

improvement to the newly renovated pool bar area. He stated that the relief requested is triggered by the encroachment of the awning (25%) into the required setback.

Mr. Hender detailed the existing site with regard to previous renovations to the pool deck and pool bar, including the location of the proposed four (4) foot awning around the existing bar. He explained that it is the shape of the property that imposes the need for a hardship variance and that the awning would in fact present a desirable visual element to the building, providing a shaded area for the public to get out of the sun and would still allow a view of the beach, as well as keep an open site triangle at Decatur Street.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated June 27, 2017. Mr. Hurless explained the one variance required in detail (page 5 of 6):

1. §525-23B(1) Table 2 - Building Setback - Beach Avenue

Waiver item numbers 1 and 2 (page 2 of 6), 5, 26, 33, 3(v), and 3(w) (page 3 of 6), 3(x), 3(y), and 3(z) (page 4 of 6) were supported, with item numbers 10 (page 2 of 6) and 12 (page 3 of 6) as conditions of approval.

The General Review Comments 1-8 (page 6 of 6) were reviewed and explained in detail, with all items being classified as conditions of approval.

**Discussion was opened to the public within 200 feet and beyond at 6:48 PM, and closed with no public coming forward to comment.**

**Motion made by Mr. Elwell to approve §525-23B(1) Table 2 Building Setback - Beach Avenue variance with waiver to numbers 1 and 2 (page 2 of 6), 5, 26, 33, 3(v), and 3(w) (page 3 of 6), 3(x), 3(y), and 3(z) (page 4 of 6) being granted; 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 June 27, 2017 seconded by Mr. Shuler and carried 9-0.** Those in favor: Mr. Elwell, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Macciocchi, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

**Motion made to adjourn by Mr. Elwell at 6:50 PM with all in favor.**

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

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