

**City of Cape May Zoning Board of Adjustment Meeting Minutes**  
**Thursday, November 9, 2017**

**Opening:** In compliance with the Open Public Meetings Act of 1975, adequate notice of the meeting was provided. Chairperson Hutchinson called the meeting to order at 6:00 P.M.

<b>Roll Call:</b>	Mrs. Hutchinson, Chairperson	Present
	Mr. Murray, Vice Chairperson	Absent - <b>excused</b>
	Mr. Iurato	Present
	Mrs. McAlinden	Present
	Mrs. Werner	Present
	Ms. Hesel	Present
	Mr. Van de Vaarst	Present
	Mr. Mullock (Alt. 1)	Present
	Mrs. Lukens (Alt. 2)	Present

**Also Present:** Richard King, Board Solicitor  
Craig Hurless, PE, PP, CME, Board Engineer  
Tricia Oliver, Board Assistant

**Minutes:**

**Motion made by Mrs. McAlinden to adopt the minutes of September 28, 2017**, seconded by Mrs. Werner and **carried 5-0**. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Iurato, Mr. Mullock.

**Resolutions:**

**Motion made by Mr. Van de Vaarst to approve Resolution number 11-09-2017: 1, JFA, LLC., 311 Pittsburgh Avenue, Block 1164, Lot(s) 1**, seconded by Mrs. Lukens and **carried 5-0**. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Iurato, Mr. Mullock.

**Applications:**

*Gerald & Margaret McNally*  
*1100 Cake Street*  
*Block 1110, Lot(s) 21 & 22*

\* Chairperson Hutchinson recused herself from hearing the application . In the Vice-Chairperson's absence, Mr. Iurato stepped in as Acting-Chairperson for this application.

Board Engineer, Craig Hurless, and Architect and Professional Planner, Louis DeLosso, were sworn in for the record.

Lyndsy Newcomb, Attorney from the Law Firm of Monzo Catanese Hillegass, stated that she is representing the applicants and briefly detailed the proposed application and the variance requested of the board. She also mentioned that this application would also be heard before the HPC at the scheduled December 2017 meeting.

Mr. Louis DeLosso detailed the single family home on a large lot, located at the end of a cul-de-sac on a narrow street. He mentioned that most residents of Cape May do not even realize that Cake Street exists. The proposed application, he went on, proposes to raise the home roughly two (2) feet total to FEMA requirements. He explained to the board that the variance required for building setback is for relocating steps on the side of the home, so that a small addition can be built. Since this structure is already existing and the fact that this home is also on a dead end street, Mr. DeLosso believes that this application proposes no detriment to the surrounding area and residents.

Brief clarification was made by Board Solicitor, Rich King, on the actual setbacks of both the relocated steps and the new addition, based on the testimony and the report from Board Engineer, Craig Hurless.

It was made mention that the intent of the application is that no trees are to be disturbed during the construction, however, should this change, further notes would be submitted to the Board Engineer.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated October 31, 2017. He reviewed the variance sought in detail (on page 3 of 4), §525-15B(1) Table 1 - Building Setback. Mr. Hurless also reviewed the checklist items for the C and D variances (on page 2 of 4), with a waiver for item number 4, as well as item numbers 23 and 33, as long as no trees or landscaping is disturbed, being supported and item number 13 deemed a condition of approval.

1. §525-15B(1) Table 1      Building Setback

The General Review Comments 1-9 (on pages 4 of 4) were reviewed and explained in detail; with all items classified as conditions of approval.

Craig also mentioned to the membership the City ordinance in effect that encourages raising homes above flood elevation to FEMA requirements.

**Discussion was opened to the public within 200 feet and beyond at 6:30 PM.**

**George Sick, 1103 Cake Street**, voiced his concern regarding how narrow the street is, noting that even a fire truck had gotten stuck before, therefore, he does not see how construction vehicles would fit. He also would not like any dumpster placed along the street.

Brief discussion was undertaken between members of the board and Mr. Sick.

**Discussion was closed to the public at 6:35 PM.**

**Motion was made by Mr. Mullock to approve §525-15B(1) Table 1 - Building Setback, 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 October 31, 2017** seconded by Mrs. Werner and **carried 7-0**. Those in favor: Mr. Iurato, Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mr. Mullock, Mrs. Lukens. Those opposed: None. Those abstaining: None.

Mrs. Lukens stated her reasons for her vote in the positive on this application for the record.

**Motion made by Mrs. McAlinden to adjourn the meeting at 6:38 PM with all in favor.**

**Respectfully Submitted, Tricia Oliver/Board Assistant.**