

**City of Cape May
Advisory Committee on Shared Parking
Meeting – June 21, 2013**

The second meeting of the Advisory Committee on Shared Parking was called to order by committee chair William Murray at 9:30am on Friday, June 21, 2013 in the Cape May City Hall auditorium.

The following members were present:

**Gus Andy – Public Citizen
Matthew Glenn – Public Citizen
Charles Hendricks – Public Citizen
Craig Hurless – Planning Board Engineer/Planner
Dr. Edward Mahaney – Mayor and Class I Planning Board
Member
William Murray – Deputy Mayor and Class III Planning
Board Member
Harley Shuler – Class IV Planning Board Member
Richard Zeghibe – Public Citizen**

The following member was absent:

Jessie Weeks – Class IV Planning Board Member

Also present were:

**Cain Chamberlain – Press
George Andy – Public Citizen
Jack McDonough - Public Citizen**

The first item of business was (1) agreement for further revision of the May 24th minutes to incorporate some discussion items that were omitted and publish such on the City's website and (2) to enact a procedure for the recordation, draft minutes preparation and Committee review, and subsequent publication. Charlie Hendricks agreed to draft the minutes for today's meeting and circulate to the full committee for revision/approval. Mayor Mahaney stated that a City staff member would be available in subsequent meetings to record and draft the minutes. He went on to say that the minutes should be only a summary of the meeting not a transcript. All agreed with this as long as there was adequate coverage of all subjects discussed.

The next item of business - the purpose of the meeting - were individual reports by committee members of their review of other municipalities either known or believed to have enacted shared parking ordinances.

■ **Ventnor:** Craig Hurless of Polistina reported that shared parking for mixed use developments is permitted following established methodologies promoted by the Urban Land Institute. Craig whose firm serves as the City's Planning Board and Zoning Board Engineer, stated that he and the City Zoning Officer (a 20 year employee) are not aware of applicants who have used the shared parking ordinance to avoid parking variances. This was attributed to the fact that Ventnor is a year round bedroom community for Atlantic City employees who live in moderately priced properties and not a magnet for tourism. Moreover, businesses may be reluctant to invest in costly shared parking studies for marginal increases in parking capacity.

■ **Margate:** Richard Zeghibe conducted on-line research, talked to the Planning Board Administrator, and visited the Zoning Board Administrator in Margate. Even though there is some language in the off-street parking ordinance to suggest shared parking, the two City personnel could not recall a single instance where any applicant attempted to use it; in fact, they were unfamiliar with the shared parking concept. Margate, the upscale neighbor of Ventnor, has virtually no hotels or motels except on the outskirts. It is essentially a summer residential community populated with owners whose primary residence is elsewhere or renters of their properties. There are less than 20 restaurants. Aside from any "best practices" it follows; its situation does not seem applicable to Cape May.

■ **Rehoboth Beach, De:** Charlie Hendricks (1) researched the City's ordinance for any indication of shared parking, (2) reviewed Planning Commission and Zoning Board minutes for the last few years, (3) interviewed the Planning Commission Secretary, a long term employee. No mention of shared parking in any of the ordinances. No application for shared parking or hotel/motel variances since January 2010. The Board Secretary had no idea of what shared parking was. The only conclusion is that this municipality, like Margate a "summer" town whose populations swells up, does not have shared parking.

- **Haddonfield:** Harley Shuler had a telephone interview with the Zoning Officer who indicated that under their code for Mixed-Use Sites, they require a detailed shared parking analysis report using Urban Land Institute procedures in cooperation with the Institute of Traffic Engineers. Once submitted and approved, the parking requirements would consist of an amount of 10% greater than the projected peak parking. They have had shared parking for about three years and have improved on its application through trial and error. It appears that shared parking has been applied to a 4 block downtown area, an area where there are reportedly no hotels/motels. While advanced in the use of shared parking and a municipality that is looked up to in advancing best practices, Haddonfield has no characteristics of a beach front resort community.
- **Point Pleasant Borough/Point Pleasant Beach:** Matt Glenn reported based on phone discussions with City officials that they do not have shared parking.
- **Beach Haven:** Matt Glenn reported based on phone discussions with Bureau Clerk that Beach Haven does not have shared parking.

Overall, there appears to be very limited experience of other municipalities with shared parking in practice.

Gus Andy observed that whether shared parking is in effect elsewhere is not relevant to the City of Cape May. He stated that the Urban Land Institute and other leading authorities have found shared parking to be sound practice. He went on to describe how shared parking would work at the LaMer describing the times of the day when it would work. He concluded that the hotel/motel industry needs this tool to be flexible.

Bill Murray stated we need the experience of other communities as a realistic measure of whether shared parking could work in Cape May. There was some discussion as to how shared parking now works at Swains, Wilsey, Fresco/410 Bank Street, and the elementary school. It was noted that most of these places did not need an ordinance because the places where it worked had mutually exclusive, not just complimentary uses.

The focus of the next meeting will be on answering the following questions:

- **Should there be a shared parking ordinance or just continue to rely exclusively on applications for variances? Is shared parking feasible, desirable and enforceable in the context of the unique goals and attributes of Cape May as set forth the Master Plan and the Plan Endorsement document? If applicable to Cape May, how should the zoning code be amended to implement shared parking?**
- **Should the zoning ordinance be changed as to how parking is calculated? How should employees be counted including employees (and non-hotel customers for that matter) of ancillary operations (e.g., parking and beach services, spas, tent banquet events, etc.)?**
- **How can zoning enforcement be strengthened to report violations? What added sanctions are necessary to punish violators?**
- **What should be the content and format of the committee's report to the City Council? What is the schedule for its completion?**

It was agreed that the next meeting will be held at 9:30am on July 12, 2013 in the Cape May City Hall auditorium.

The meeting was adjourned at around 11:00am.