

**City of Cape May Joint Meeting
City Council and Planning Board Meeting
Minutes – Tuesday – February 14, 2012**

Opening: The meeting of the City of Cape May Planning Board was called to order by Vice Chairman Shuler, at 7:00 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire,	Chairperson	Absent
	Mr. Shuler,	Vice Chairperson	Present
	Mayor Dr. Mahaney		Present
	Mr. Elwell		Present
	Mrs. Nelson		Present
	Mr. Jones		Present
	Ms. Weeks		Present
	Mr. Murray		Present
	Mr. Winkworth		Absent - excused
	Dr. France, 1 st Alternate		Absent - excused
	Mr. VanDeVaarst, 2 nd Alternate		Present

Also Present: Ronald Galzunas, Esquire – Acting Board Solicitor
Craig Hurless, PE, PP, CME Associate - Polistina & Associates
Mary L. Rothwell, Board Assistant/Zoning Officer
Edie Kopsitz, Recording Secretary

Absent: George Neidig, Esquire – Board Solicitor

Vice Chairman Shuler announced the Holl/Emery – “Oyster Bay Restaurant” Application located at 613-615 Lafayette Street, Block 1060 Lots 5.01, 6.02, 30 & 31 will be continued until March 13, 2012 @ 7:00pm.

Minutes:

January 24, 2012

Motion made by Mrs. Nelson to approve the minutes of January 24, 2012 as presented. Seconded by Mr. Shuler and **carried 7-0.** Those in favor: Mr. Elwell, Ms. Weeks, Mrs. Nelson, Dr. Mahaney, Mr. Jones, Mr. VanDeVaarst and Mr. Shuler. Those opposed: None. Those abstaining: Mr. Murray.

BUSINESS:

**Broadway Beach Inc., 201-211 S. Beach Avenue, Block 1016 Lot 13
Site Plan – Waiver & Variances**

Craig Hurless, Board Engineer was sworn in and clarified his credentials for the record.

Louis Dwyer, Esquire representing the Mitchell Hand owner. Professional Kevin Olandt of Fenwick Associates was sworn in by Ronald Galzunas. Mr. Dwyer gave a brief history of the property which included a 12 unit motel and a 3 story frame condominium apartments. He referred to the colorized plan C-101 dated September 28, 2011 with a revision date of January 9, 2012. He indicated previous improvements and approval were done to the Motel only (per Resolution 1-9-2007:4 for site plan with variances) and the applicant is requesting they move forward with renovations to the three (3) Unit building. The applicants are requesting replacement of porches, decks, steps, addition of a 3rd floor porch and an elevator. He confirmed front yard setback relief is being requested to add the elevator (ADA compliant) and elevator tower and will extend to the third floor to provide access to all three floors. Mr. Olandt clarified the colorized plans in detail for the Board Members indicating the existing decks are in poor condition and will be reconstructed in the original location. He also reviewed the materials for the record. Mr. Dwyer presented excerpts that were passed around for the member's perusal from the Historic Preservation Commission application of November 28, 2011 meeting packet sheet A-9 denoting the elevations marked A-1 along with perspective drawing that was marked A-2 for the record. Mr. Olandt stated the benefits out way any detriments to the neighborhood or Zoning.

Board Engineer, Craig Hurless then reviewed his report of January 13, 2012 clarifying the description for the membership. He reviewed the Completeness review on pages 2 and addressed the Details for Preliminary Site Plan, C & D Variances and Conditional Use approvals on pages 2 and 3, itemizing, (aa), #'s 5, 19, 20, 21, 26, 27, 28 & 33. He addressed the Zoning Charts on page 3 addressing the C-3 District (§525-24) Hotels/Motels District Clarified the variances being sought as §525-24B(1) Table 2 Building Setback (Broadway & Beach). The general review comments on page 4 & 5; #1 (revised condo docs), #2, #3, #4, #5, #6 HPC final approval and #7.

Members were positive on the application with concerns of the elevator protrusion from the building. They acknowledged the need for the elevator (wheelchair accessibility) and emphasized the footprint would not be expanded do to using the existing porch and commended the professional of the design. Member Jones, City of Cape May Tax Assessor advised the applicant revise his condo documents and Mary Rothwell, Zoning Officer requested the number of bedrooms be clarified for the record and the rear elevations be denoted on the revised plans should this application be approved.

Meeting was opened for a public comment at 7:30pm with no one coming forward the public portion was closed.

Motion made by Mr. Murray for the approval subject to the conditions of the Board Engineer. Seconded by Mrs. Nelson and **carried 8-0.** Those in favor: Mr. Elwell, Ms. Weeks, Mr. Murray, Mrs. Nelson, Dr. Mahaney, Mr. Jones, Mr. VanDeVaarst and Mr. Shuler. Those opposed: None. Those abstaining: None.

Craig Hurless informed members of a memorandum forwarded to all regarding the Shared Parking analysis and clarified the procedures that are in place move forward.

Motion made by Mr. Jones, Seconded by Mr. VanDeVaarst to adjourn the meeting at 7:45 PM with all in favor.

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

Respectfully submitted: Edie Kopsitz, Recording Secretary