

City of Cape May Planning Board Meeting Minutes
Tuesday – January 11, 2011

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

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

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

Minutes: November 9, 2010

Motion made by Mr. Elwell to approve the November 9, 2010 minutes with noted corrections. Seconded by Mrs. Nelson and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Murray, Dr. Mahaney, Mrs. Nelson, Mr. Jones, Mr. Winkworth, Dr. France, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

Resolutions:

Cape May Harbor Village & Yatch Club Association, Block 1172 Lots 3.26 & 3.27

Motion made by Mr. Murray to approve Resolution 01-11-2011 with the note that page numbers be inserted. Seconded by Mrs. Nelson and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Murray, Dr. Mahaney, Mrs. Nelson, Mr. Jones, Mr. Winkworth, Dr. France, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

BUSINESS: Convention Hall Presentation by Bruce MacLeod, City Manager

Mayor Dr. Mahaney stepped down as a member to assist City Manager Bruce MacLeod with the presentation. Chairperson Bezair clarified for the record that this is a courtesy presentation and no voting will occur.

Special Presentation: Bruce MacLeod, City Manager
Mayor Dr. Mahaney

Bruce MacLeod, City Manager reviewed the revised Construction Plans for Convention Hall project. Packets were passed to every member containing three (3) color renderings and a He stated it was the City's most significant current project and gave a brief history of the conception of the project since 2008. The City's governing Body granted Kimmel Bogrette Architects to proceed with a redesign (July 2010) of the project for an approximately 20,000 square feet one story structure, with the dimensions of 142 ft. x 142 ft. in width and depth, the height of the facility (two tier effect) with the tallest portion being the parapet at 33 feet above the main hall auditorium and the space of the surround will be 25 feet, building will sit on a 15.3 ft elevation as required. The project's estimated time of completion is the Memorial Day of 2012. During Mr. MacLeod's presentation, Mayor Mahaney assisted with the elevations dated 11/30/2010, prepared by Kimmel Bogrette. The presentation included details of the exterior & interior design and use of renderings to display perspectives of the front, beach, east and west sides of the new Convention Hall facility. Mr. MacLeod elaborated on a detailed version of the building with the columns integration that resemble in smaller scale Congress Hall, incorporating the cornice design are similar in nature to the former Solarium Building, perusing the first floor plan marked A2.2 of 19,635 square feet with the inclusion of the retail stores, steps, information center, ADA compliant (handicap access on the west side), parking in detail, powder coated railing system, Roof Plan, View Shed Study, taken from the sidewalk on the north side of Beach Avenue, east side elevations and the break down of the building sections. He explained working with Atlantic City Electric with regards to the telephone pole on the east side of the building with transformers mounted and how this design will call for an underground mounted position. He described the replacement of the sewer line. Mr. MacLeod indicated that several of the architectural elements in this building could be found throughout City of Cape May. He described the material for the façade as a synthetic stucco finish that was limestone in texture and appearance, this material is now commonly referred to as "Dryvit", Roofing material is standing seam metal roof, sage green in color. The promenade surface in front of the new Convention Hall will be concrete to replace the existing mixture of asphalt, concrete and wood. The boardwalk, which will surround the building, will be pressure treated wood.

Members were positive on the presentation with numerous comments regarding parking designation, parking depth of drop off area, beach access points, access to the two (2) commercial stores that will front on the promenade, define bench locations, drop off area for loading & unloading of equipment, restroom locations for public use, signage placement for the retail stores, will a restaurant be present, railing system material, location of the main stage for shows, storage space locations including mechanical, security cameras, fire suppression system, emergency vehicle access, roller skating for the public and future

development of the promenade after the Convention Center. Craig Hurless stated he was reviewing the presentation as he would a Site Plan review and questioned the building lighting issue. Bruce MacLeod and Mayor Mahaney responded and addressed all questions.

Adjournment: Motion made by Mr. Shuler, Seconded by Mr. Murray to adjourn at 7:55 PM with all in favor.

Respectfully submitted: Edie Kopsitz, Recording Secretary