

City of Cape May Planning Board Meeting Minutes
Tuesday – July 12, 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		Present
	Mr. Murray		Present
	Mr. Winkworth		Present
	Dr. France, 1 st Alternate		Present
	Mr. Briant, 2 nd Alternate		Absent

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

Reorganization:

Mayor Dr. Mahaney clarified the reasons for Board members Reappointments being until December 31, 2011 (extension of 6 months) is to implement the Council-voter referendum that changed the Municipal Election date from May to November.

Oath of Office:

Chairperson:

Motion made by Mr. Murray to appoint Bill Bezaire as the Chairperson for the Planning Board. Seconded by Mrs. Nelson **with all in favor the motion was carried.**

Vice Chairperson:

Motion made by Mrs. Nelson to appoint Harley Shuler as the Vice Chairperson for the Planning Board. Seconded by Mr. Elwell **with all in favor the motion was carried.**

Board Solicitor/Legal Advisor:

Motion made by Dr. Mahaney to appoint George Neidig, Esq. as the solicitor/legal advisor to the Planning Board. Seconded by Mr. Jones with all in favor the motion was carried.

Board Engineer:

Motion made by Mrs. Nelson to appoint Craig R. Hurless of Polistina and Associates, to Planning Board. Seconded by Mr. Murray with all in favor the motion was carried.

Meeting Dates for 2011/2012:

Motion made by Mrs. Murray to approve the meeting dates for the Planning Board for the year 2011/2012. Seconded by Mr. Shuler. with all in favor the motion was carried.

Official Newspaper:

Motion made by Dr. Mahaney to appoint the *Star & Wave* as the primary official newspaper to the Planning Board with the Atlantic City Press secondary for the year 2011/2012. Seconded by Mrs. Nelson with all in favor the motion was carried.

Minutes:

April 12, 2011

Motion made by Mr. Shuler to approve the minutes of April 12, 2011 as presented. Seconded by Ms. Weeks and carried 9-0. Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Murray, Ms. Weeks, Mr. Winkworth, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining: None.

June 14, 2011

Motion made by Mrs. Nelson to approve the minutes of June 14, 2011. Seconded by Mr. Elwell and carried 7-0. Those in favor: Mr. Elwell, Mrs. Nelson, Ms. Weeks, Mr. Winkworth, Mr. Jones, Mr. Shuler and Mr. Bezaire Those opposed: None. Those abstaining: Mr. Murray and Dr. Mahaney.

Resolutions:

**Ocean Club Hotel, LLC, 1035 Beach Avenue
Block 1101 Lots 2-4**

Motion made by Mr. Murray to approve the Resolution #6-28-2011 Ocean Club Hotel, LLC as presented. Seconded by Mr. Elwell and carried 6-0. Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Murray, Mr. Jones and Mr. Shuler. Those opposed: None. Those abstaining: Ms. Weeks, Mr. Winkworth and Mr. Bezaire. Mayor Dr. Mahaney voiced his positive reason for his vote in detail for the record.

BUSINESS:

Cape May Harbor Village & Yacht Club Association

Harbor Cove

Block 1172 Lots 3.26 & 3.27

Subdivision Request

Craig Hurless clarified his credentials for the record.

Elizabeth Casey, Esquire with Briggs Law Office to represent the Association along with professional Vincent Orlando of Engineering Design Associates. Ms. Casey clarified the major subdivision approval of January 11, 2011 and requested Mr. Orlando to proceed with the request. Mr. Orlando stated the applicant seeks major subdivision approval to divide an existing lot 3.26 to separate Harbor Cove cartway from the open space so that the street may be accepted as a public right of way. Lot 3.28 will contain open space and the widening of Harbor Cove has been proposed to permit a total of 24 on street parking spaces with sufficient street width to conform to RSIS requirement. He concluded they would file the map prepared by Stephen Martinelli, Land Surveyor (the final subdivision plat) and submitted a supplemental plan by EDA with a revision date of June 10, 2011. George Neidig advised it should be noted for the record that City Council voted and approved by Resolution #115-05-2011 including Exhibits A & B.

Craig Hurless, Board Engineer updated the membership by summarizing his report dated June 28, 2011 and reiterated the applicant's proposal in his description encompassing the revisions. The Completeness review on pages 2 & 3 addressing the details for both Minor & Major Subdivisions as outlined in §445-17 & §445-18 of the City of Cape May Code itemizing map detail (s) and §445-34 (e) and (f). He addressed his Zoning Charts page 4 addressing R-1 District (§525-14). He clarified the zoning requirements proposal to create a public street right of way. Mr. Hurless continued with his General Review comments on pages 4 through 6 items; Zoning & Subdivision: #1, #2 (issue addressed), #3, #4 & #5, Grading, Drainage & Utilities: #6, #7, #8 (issue addressed) #9, #10, #11, Map Filing Review #12 (issue addressed), #13 (issue addressed), #14 (issue addressed), #15 (Parking bumpers), General Conditions & Other Jurisdictional requirements: #16, #17, #18, #19, #20 and #21.

Members were positive on the revisions of the plans commending the applicant and professionals.

Motion made by Mr. Elwell to grant Final Major Subdivision approval. Seconded by Mr. Winkworth and **carried 9-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Murray, Ms. Weeks, Mr. Winkworth, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining. None.

Motion by Mr. Jones for approval of the conditions as noted on Mr. Hurless report of June 28, 2011 pages four (4) through six (6) Map Details S, Final Plat details E & items

Zoning & Subdivision #4, #5, Grading, Drainage & Utilities #6, #7, #10, Map Filing Review #15 & General Condition & Other Jurisdictional Requirements #16, #17, #18, #19, #20 & #21. Seconded by Mrs. Nelson and **carried 9-0.** Those in favor: Mr. Elwell, Mrs. Nelson, Dr. Mahaney, Mr. Murray, Ms. Weeks, Mr. Winkworth, Mr. Jones, Mr. Shuler and Mr. Bezaire. Those opposed: None. Those abstaining. None. **Mayor Dr. Mahaney voiced his positive reason for his vote in detail for the record.**

Motion made by Ms. Weeks, Seconded by Mrs. Nelson to adjourn the meeting at 7:35PM with all in favor.

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

Respectfully submitted: Edie Kopsitz, Recording Secretary

Adopted