

City of Cape May Planning Board Meeting Minutes
Tuesday, October 28, 2025

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bill Bezaire at 6:02 PM in the City Hall Auditorium. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire, Chairperson	Present
	Mr. Jones, Vice Chairperson	Present
	Mr. Crowley	Present
	Mr. Gorgone	Present
	Mr. Lundholm	Present
	Deputy Mayor McDade	Present
	Mayor Mullock	Absent
	Mrs. Reed	Absent
	Mr. Riggs	Present
	Mr. Padussis Alt # 1	Absent
	Mr. Crippen Alt # 2	Absent

Also Present: Rich King, Esquire, Board Solicitor
Craig Hurless, Board Engineer and Planner
Karen Keenan, Board Secretary

Minutes:

Motion made by Deputy Mayor McDade to approve the meeting minutes of October 14, 2025, seconded by Mr. Gorgone and **carried 5-0.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Riggs, Mr. Jones.

Application(s):

Swain's Property Management LLC
305 Jackson Street, Block 1040 Lot(s) 2.01 & 3
313 Jackson Street, Block 1040 Lot(s) 4

Present for this application for minor subdivision approval to adjust the lot lines and variances for building, rear yard and side yard setbacks for proposed lot 3.01 and lot size, lot width, lot frontage, building, rear and side yard setbacks and lot coverage for proposed lot 4.01 were Attorney Anthony Monzo of Monzo Catanese DeLollis PC and Surveyor George Swensen of Cape Land Surveying, LLC. Surveyor Swensen and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Surveyor Swensen placed his credentials on the record and was accepted as an expert by Chairperson Bezaire.

Attorney Monzo explained that the application is to relocate the property line between the residence including the driveway for the residence and the hardware store. He said no improvements are being proposed; the variances are triggered because of the existing conditions and the new lot configuration.

Surveyor Swensen testified the lot is oddly shaped, and the buildings have been present for numerous years. He said there were no issues when the property was owned by one entity, but there exists a hardship on the homeowner of the smaller lot. He testified there is no negative impact to the public, no substantial impact on the zone plan and the application complies with the c-1 hardship criteria.

Board members were allotted time for questions of Surveyor Swensen.

Engineer Hurless then summarized his memorandum dated September 3, 2025. He described his completeness review and said the correct lot numbering must be revised on the plans to show new lots 3.01 and 4.01 as a condition of approval. He reviewed the variances sought. The General Review Comments 1-8 were classified as conditions of approval. Engineer Hurless advised Fire, Police and Public Works Departments recommended approval of the application with no comments in their reports dated September 15, 2025, September 11, 2025 and September 15, 2025, respectively. The Environmental and Shade Tree Commissions recommended approval of the application with no comments in their reports dated October 8, 2025 and September 23, 2025, respectively.

Board members were allotted time for questions. Member Crowley asked about the ramp show to be on proposed lot 4.01. It was determined that an access easement would not be necessary.

Discussion was opened to the public within two hundred feet and beyond at 6:22 PM and closed with no public coming forward to comment.

Solicitor King explained the vote.

Motion made by Vice Chairperson Jones to grant approval for minor subdivision, variances for proposed lot(s) 3.01: §525-26B(1) Table 1 Building Setback, §525-26B(1) Table 1 Rear Yard Setback, and §525-26B(1) Table 1 Side Yard Setback – New Lot Line, and variances for Proposed Lot(s) 4.01: §525-26B(1) Table 1 Lot Size, §525-26B(1) Table 1 Lot Width & Lot Frontage, §525-26B(1) Table 1 Building Setback, §525-26B(1) Table 1 Rear Yard Setback, §525-26B(1) Table 1 Side Yard Setback, and §525-26B(2) Lot Coverage subject to conditions 1-8 as outlined on page five in the September 3, 2025 memorandum by Craig R. Hurless, PE, PP, CME, and subject to all conditions discussed at the hearing, seconded by Mr. Gorgone and carried 7-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

After the vote, there was a condition added to the approval that the one story frame building designated on the plan to be revised to show a two and a half story building existing with all in favor and agreement on behalf of the applicant.

Discussion:

Master Plan Consistency Review of Ordinance 584-2025 An Ordinance Amending Chapter 525 of City Zoning Code to Promote Workforce and Long-Term Housing Opportunities in the C-1 Zoning District

Deputy Mayor McDade briefed the board on revision of the ordinance by council to include the entire C-1 zoning district. Engineer Hurless said he did not issue a third memorandum regarding the proposed ordinance and read into the record the 2019 master plan reexamination language that is consistent with the ordinance. He said the board could find the ordinance consistent with the master plan.

Chairperson Bezaire said the definition is broader to include any rentals greater than ninety days. Member Riggs shared his research into the definition of workforce housing and found no consistent definition in the State of New Jersey. Engineer Hurless said he searched too and Cape May City may be the only municipality that would have a better definition of workforce housing.

The details of the ordinance were reexamined. Chairperson Bezaire did not believe that the ordinance would create workforce housing. The board felt it can be a start, may work, and then lead to expansion to other zoning districts. Chairperson Bezaire said this is pro-workforce housing not anti-short-term rentals.

There was a brief discussion that apartments for short-term rentals above commercial properties would be unpermitted; existing ones would be grandfathered in. A use variance would be required for new applications for short-term rentals above commercial properties in the district under the proposed ordinance.

After further discussion, Deputy Mayor McDade said she will take the board's determination and recommendations to City Council as follows: change definitional heading to be Long-Term/Workforce Housing, the Washington Street Mall workforce housing overlay to be removed, and City Council to direct the appropriate personnel as directed by the City Manager to provide the courtesy notice and all other notice as required by municipal land use law.

Motion made by Vice Chairperson Jones that the ordinance is consistent with the master plan and to recommend changing the definitional section of the ordinance to include the words long-term housing in the caption and that notice be given to specific property owners in the C-1 district of the upcoming changes to the entire C-1 district, seconded by Mr. Gorgone and **carried 5-2.** Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: Mr. Crowley, Mr. Lundholm. Those abstaining: None

Member Gorgone found the ordinance to be a positive step in addressing a long-term issue and a step in the right direction.

Motion made to adjourn by Mr. Lundholm at 7:08 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary