

City of Cape May Planning Board Meeting Minutes
Monday, November 10, 2025

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bill Bezaire at 6:00 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	Absent
	Deputy Mayor McDade	Present
	Mayor Mullock	Absent
	Mrs. Reed	Absent
	Mr. Riggs	Absent
	Mr. Padussis Alt # 1	Present
	Mr. Crippen Alt # 2	Absent

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

Application(s):

Carney's Inc.

411 Beach Avenue, Block 1041 Lot(s) 23

419 Beach Avenue, Block 1041 Lot(s) 21 & 22

Present for this application for preliminary and final site plan approval, waiver from site plan submission requirements and variances for front building setbacks for the reconfigured front of the building and entryways along Beach Avenue were Owner Sean Carney, Attorney Charles Sandman III, Architect Dave Schultz of DAS Architects, Inc. and Engineer and Planner Rami Nassar of Schaeffer Nassar Scheidegg Consulting Engineers, LLC. Owner Carney, Architect Schultz, Engineer Nassar and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Architect Schultz and Engineer Nassar were accepted as experts by Chairperson Bezaire.

Attorney Sandman explained that the application is for minor alterations, aesthetic improvements to the facade and change to the entranceway. He stated the footprint and number of seats will remain the same. Owner Carney confirmed there are no changes to the number of seats and shared that there were four apartments above the commercial use prior to 2006. He confirmed that there are two apartments: one with three bedrooms for Joe Carney and the other with one bedroom and bath for his use. He stated there will be no change to the two apartments.

Architect Schultz said the project is to open the front of the property to see the inside. He showed and described the following from the application packet:

- Sheet 1 Current Survey
- Sheet 2 Property Survey
- Z-100 Existing 1st Floor Plan
- Z-200 Proposed 1st Floor Plan
- Z-300 1st Floor Reflected Ceiling Plan
- Z-610 Exterior Elevations
- Z-611 Exterior Elevations
- Z-780 Signage Details

Board members were allotted time for questions of Architect Schultz. Deputy Mayor McDade asked if there are any changes to the number of entrances, and the response was no.

Engineer Nassar said the building predates the zoning ordinance. He described the prior board approval and said the number of seats total 208 as follows: 144 restaurant seats and 64 bar seats. The calculation for parking was determined to be 52 parking spaces required for the restaurant seats and four for the apartments totaling 56 parking spaces required. There are 208 seats permitted by a previous board approval, and they will continue with 208 seats which would require 56 parking spaces plus 30 for employees making the total required to be 86 parking spaces. The number of employees is presently the same, making no new parking variance to be required. Engineer Nassar said the new doors are at 6.3 feet instead of the required ten feet, for which they seek a hardship variance. He said it is impractical to move the whole building back 3.7 feet. He testified there is no negative impact on the zone plan or zoning ordinance, and no substantial detriment to the public good.

Board members were allotted time for questions of Engineer Nassar

Engineer Hurless then summarized his memorandum dated October 31, 2025. He described his completeness review and the waivers he supported. He reviewed the variance sought including a new variance for side yard setback. He said the building setback variance is due to the barrel entry being brought out and said there is a vertical expansion for the tower. He added the parking details to his zoning table. The General Review Comments 1-11 were classified as conditions of approval along with added condition 12 that the plans are to be revised to show 208 seats versus the 211 seats currently on the plans. Engineer Hurless advised the Fire and Police Departments recommended approval of the application with no comments in their reports dated November 6, 2025. The Public Works Department and Shade Tree Commissions recommended approval of the application in their reports dated November 7, 2025.

Board members were allotted time for questions of Engineer Hurless.

Discussion was opened to the public within two hundred feet and beyond at 6:36 PM.

Kathy Ryder, 405 Madison Avenue, was sworn in by Solicitor King. She owns the adjacent miniature golf course and spoke in support of the application.

Discussion was closed to the public at 6:38 PM.

Solicitor King explained the vote.

Motion made by Vice Chairperson Jones to grant preliminary and final site plan approval and waiver of preliminary site plan submission requirements for 3(s), 3(v) and 3(w) and approval for: §525-23B(1) Table 1 Building Setback – Beach Avenue and §525-23B(1) Table 1 Side Yard – Each variances, subject to conditions 1-11 as outlined on page five in the October 31, 2025 memorandum by Craig R. Hurless, PE, PP, CME, added condition 12 that the plans be revised to show 208 seats, and subject to all conditions discussed at the hearing, seconded by Mr. Crowley and carried 6-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Resolution:

Motion made by Vice Chairperson Jones to adopt Resolution number 11-10-2025: 1 Carney's Inc., 411 Beach Avenue, Block 1041 Lot(s) 23 and 419 Beach Avenue, Block 1041 Lot(s) 21 & 22, seconded by Mr. Crowley and carried 6-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Discussion:

Payment of Bills

Motion made by Vice Chairperson Jones to approve the payment of bills, seconded by Deputy Mayor McDade and carried 6-0. Those in favor: Mr. Gorgone, Deputy Mayor McDade, Mr. Crowley, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Mr. Gorgone at 6:45 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary