

**City of Cape May Planning Board Meeting Minutes
Tuesday, March 10, 2026**

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	Absent
	Mr. Lundholm	Present
	Councilmember Bodnar	Present
	Deputy Mayor McDade	Present
	Mrs. Reed	Absent
	Mr. Riggs	Present
	Mr. Padussis Alt # 1	Absent
	Mr. Crippen Alt # 2	Present

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

Oath of Office:

Councilmember Bodnar took the Oath of Office as administered by Board Solicitor King.

Applications:

**SP Cape May Marina LLC
124 Rosemans Lane, Block 1061 Lot(s) 101.05**

Solicitor King announced the application to be adjourned to a future meeting with public re-notice required.

**Crown Castle Fiber LLC
315 Ocean Street, Block 1059 Lot(s) 1 - Adjacent to/in Right of Way
707 Beach Avenue, Block 1062 Lot(s) 7 - Adjacent to/in Right of Way
6 Perry Street, Block 1028 Lot(s) 1.02 - Adjacent to/in Right of Way
201 Beach Avenue, Block 1019 Lot(s) 28 - Adjacent to/in Right of Way
104 North Street, Block 1025 Lot(s) 1 - Adjacent to/in Right of Way**

Present for the hearing of these five small cell wireless facilities applications for conditional use approval representing Crown Castle Fiber LLC External Affairs Manager John Tommasini, Permitting and Utilities Manager Lisa Mozi, and Permitting Specialist Patrick Baeringer along

with Attorney Jordan Fry of Snyder & Snyder LLC. Managers Tommasini and Mozi, Specialist Baeringer and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King.

Manager Tommasini explained the applications to add five small cell nodes that appear as a streetlight with canisters or a lamp post. There will be thirteen nodes for the peninsula: five of the nodes to be in Cape May City. Manager Mozi said there will be three placed on new poles that replace existing utility poles, and there will be two new Crown Castle Fiber LLC poles.

There was a protracted discussion on the review of the applications by the Historic Preservation Commission (HPC). The HPC review committee had approved the five applications; the applications were not heard by the full commission at a meeting. The Planning Board did not favor this type of review given the importance of the streetscape and determined that the applications can be considered by the board on the condition that full HPC review would be a condition of approval.

The address listed for the 315 Washington Street application was discussed. It was determined that internet maps may show this address, but block 1059 lot number 1 is 315 Ocean Street, where Washington Commons shopping is located. Washington Commons is bordered by Washington, Ocean and Lafayette Streets. 315 Washington Street is occupied by a shop in the Washington Street Mall.

Board members were allotted time for questions. Member Crippen wanted to know the purpose of the nodes and about multiple carriers on a pole. Manager Mozi responded that the nodes improve coverage for cellular use and increase capacity. She explained the antenna is on top and the carrier equipment is inside the unit. Manager Tommasini added that the node brings the signal to the ground. The utility poles are owned by Atlantic City Electric, and the two new poles will be owned by Crown Castle Fiber LLC. It was explained that other carriers could use the same antenna and place their equipment within the same shroud.

There was lengthy discussion on the placement of the poles in highly visible areas and near to decorative gas lamps. Manager Tommasini said they made aesthetic accommodation in the Princeton Historic District. The board felt it best to refer the matter to the HPC to mitigate the impact on the sensitive locations. The board determined that the applicant would not have to return to the Planning Board unless there is an increase in size of the nodes or alteration in location of the units. Attorney Fry stated Crown Castle Fiber's position is that they have HPC approval.

Engineer Hurless then summarized his memoranda dated December 14, 2025 and January 5, 2026 for the applications for poles to be in the right-of-way including the completeness review and the requirement of compliance with all applicable building and safety codes to be a condition of approval. He explained conditional use applications require that all ordinance requirements are met. The General Review Comments 1-6 were classified as conditions of approval. Engineer Hurless advised Fire, Police and Public Works Departments and Environmental Commission recommended approval of the project in their reports dated January 28, 2026, January 23, 2026, January 23, 2026, and February 5, 2026, respectively. The Shade Tree Commission recommended approval and noted that no trees involved in their report dated February 3, 2026. Engineer Hurless opined that the evidence of final Historic Preservation Commission approval will be required. He believed the applicants have met all the conditions and the board can grant approval of the

applications on the condition that they provide any additional information requested in the memoranda and meet the conditions of approval including any imposed by the board.

Board members were allotted time for questions of Engineer Hurless. Members said they did not want to put up a roadblock but did want the full HPC to review the application.

Discussion was opened to the public within two hundred feet and beyond at 7:32 PM and closed with no public coming forward to comment.

Solicitor King explained the vote for the board.

Motion made by Mr. Jones to grant conditional use approval and previous technical review subject to the conditions listed for each application in the memoranda by Craig R. Hurless, PE, PP, CME, as dated December 14, 2025 and January 19, 2026, the added condition that each application return for full Historic Preservation Commission review in accordance with their guidelines and areas of expertise, with no return to the Planning Board required unless there is a change in location or increase in size of what is proposed, and subject to all conditions discussed at the hearing, seconded by Deputy Mayor McDade and carried 8-0. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Minutes:

Motion made by Deputy Mayor McDade to approve the meeting minutes of February 10, 2026, seconded by Mr. Jones and carried 6-0. Those in favor: Deputy Mayor McDade, Mr. Crowley, Mr. Padussis, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Councilmember Bodnar, Mr. Riggs.

Resolution:

Motion made by Deputy Mayor McDade to adopt Resolution number 02-10-2026: 1, Jersey Development Group LLC, 930 Washington Street, Block 1093 Lot(s) 9, seconded by Mr. Crippen and carried 4-1. Those in favor: Deputy Mayor McDade, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: Mr. Crowley. Those abstaining: Councilmember Bodnar, Mr. Lundholm, Mr. Riggs.

Discussion:

Adoption of City's Amended Fourth Round Housing Element and Fair Share Plan – Master Plan Update

Master Plan Consistency Review of Ordinance 591-2026 An Ordinance Amending Chapter 525 of City Zoning Code to Promote Affordable Housing in the C-5 Zoning District

Master Plan Consistency Review of Ordinance 592-2026 An Ordinance Repealing and Replacing Chapter 59, Article V Entitled “Affordable Housing” of the City Code

Master Plan Consistency Review of Ordinance 593-2026 An Ordinance Repealing and Replacing Chapter 59, Article VI Entitled “Development Fee Requirements” of the City Code

Engineer Hurless described the deficiency letter issued by the Fair Share Housing Center and explained the city’s response, case management order and negotiation to modify the Housing Element and Fair Share Plan. He advised that a zoning adjustment is needed to accommodate an additional twelve units to address the unmet need of 48 units at 25 percent. Ordinances 591-2026, 592-2026 and 593-2026 amend zoning in the C-5 Service Business-Light Industrial District to permit residential use and meet the requirements that the plan that creates a realistic opportunity for a developer to develop units to fulfill the unmet need. In response to board members questions, Engineer Hurless said the C-5 district was selected because residential housing was not permitted, the city already has an overlay with density bonuses in it, and it is unrealistic to consider overlays in other districts. Engineer Hurless said the ordinances are consistent with the updated master plan.

Motion made by Deputy Mayor McDade to adopt the city’s Amended Fourth Round Housing Element and Fair Share Plan – Master Plan Update, seconded by Mr. Crippen and **carried 8-0**. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Resolutions:

Motion made by Deputy Mayor McDade that Ordinance 591-2026 An Ordinance Amending Chapter 525 of City Zoning Code to Promote Affordable Housing in the C-5 Zoning District is consistent with the master plan, seconded by Mr. Crippen and **carried 7-0**. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Riggs.

Motion made by Deputy Mayor McDade that Ordinance 592-2026 An Ordinance Repealing and Replacing Chapter 59, Article V Entitled “Affordable Housing” of the City Code is consistent with the master plan, seconded by Mr. Crippen and **carried 8-0**. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made by Deputy Mayor McDade that Ordinance 593-2026 An Ordinance Repealing and Replacing Chapter 59, Article VI Entitled “Development Fee Requirements” of the City Code is consistent with the master plan, seconded by Mr. Crippen and **carried 8-0**. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Discussion:

Payment of Bills

Motion made by Deputy Mayor McDade to approve the payment of bills, seconded by Mr. Lundholm and **carried 8-0.** Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Deputy Mayor McDade at 7:54 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary