City of Cape May Planning Board Meeting Minutes
Tuesday, April 14, 2026

Opening: The meeting of the City of Cape May Planning Board was called to order by Vice Chairperson Jones 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		Absent
Mr. Jones, Vice Chairperson		Present
Councilmember Bodnar		Present
Mr. Crowley		Present
Mr. Gorgone		Present
Mr. Lundholm		Present
Deputy Mayor McDade		Present
Mrs. Reed		Present
Mr. Riggs		Present
Mr. Padussis	Alt # 1	Present
Mr. Crippen	Alt # 2	Absent

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

Resolution:

Motion made by Deputy Mayor McDade to adopt Resolution numbers 04-14-2026: 1 Crown Castle Fiber LLC, 315 Ocean Street, Block 1059 Lot(s) 1 - Adjacent to/in Right of Way, 04-14-2026: 2 Crown Castle Fiber LLC, 707 Beach Avenue, Block 1062 Lot(s) 7 - Adjacent to/in Right of Way, 04-14-2026: 3 Crown Castle Fiber LLC, 6 Perry Street, Block 1028 Lot(s) 1.02 - Adjacent to/in Right of Way, 04-14-2026: 4 Crown Castle Fiber LLC, 201 Beach Avenue, Block 1019 Lot(s) 28 - Adjacent to/in Right of Way, and 04-14-2026: 5 Crown Castle Fiber LLC, 104 North Street, Block 1025 Lot(s) 1 - Adjacent to/in Right of Way, seconded by Mr. Lundholm and **carried 6-0**. Those in favor: Councilmember Bodnar, Deputy Mayor McDade, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones. Those opposing: None. Those abstaining: Mr. Gorgone, Mrs. Reed, Mr. Padussis.

Minutes:

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

Application:

Adis Inc.
1317 Beach Avenue, Block 1146 Lot(s) 6-24

Attorney Keith Davis of Nehmad Davis & Goldstein, PC introduced the application for extension of time, amended preliminary and final site plan approval, modification of a condition, and hardship and substantial benefit variance relief remove the condition of the prior approval to permit events at the property between June 15th and Labor Day. Attorney Davis said they have updated the parking analysis from the report that was supplied in 2023 and they believe the parking supply on site still works. The applicant seeks extensions to July 9, 2030, to allow time to obtain county approvals, deal with a light and air easement lawsuit by another property owner and manage changing economic interest rates and building costs.

George Andy, President and Owner Operator of Adis, Inc., Traffic Engineer, Dave Shropshire of Shropshire Associates LLC, Planner Tiffany Morrissey and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Owner Andy explained that costs have risen, and they request a change in conditions, as they had to turn away business.

Board members were allotted time for questions of Owner Andy. Deputy Mayor McDade asked if they are restricting one space per room for parking, and Owner Andy said they are willing to do it. Member Crowley commented there is no restriction on guests bringing more than one car per room.

The discussion turned to the request for the extensions. Solicitor King described the options for the board.

Discussion was opened to the public within two hundred feet and beyond at 6:25 PM and closed with no public coming forward to comment on the extensions.

Motion made by Deputy Mayor McDade to grant the mandatory one year and two additional years extension to July 9, 2029, seconded by Mr. Gorgone and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

Discussion returned to removal of the condition of no events from June to Labor Day. Councilmember Bodnar asked about the change in occupancy since the last application, and Owner Andy said occupancy is 95% in the summer and 60-65% after Labor Day. Member Lundholm wondered why limit a room to one car in the lot that is not at capacity in the off season. Councilmember Bodnar asked if the 28 employee count will be increased if there is an event in August, and Owner Andy replied no.

Engineer Shropshire presented his credentials and was accepted as an expert traffic engineer by Vice Chairperson Jones. He explained the current conditions at the property and provided testimony on the number of parking spaces required at 277 and the number of parking spaces proposed at 182. He shared data from a study taken from two July weekends and one August weekend in 2023: peak parking time was 5:00 PM on Saturday, August 5th at 166 spaces while the hotel occupancy was at 96% with sixteen spaces unoccupied. He said if 25% of the rooms were required for an event booking, it would be 40 or 41 rooms. At 100% occupancy, the on-site parking demand would be 173 parking spaces with nine parking spaces unoccupied. Engineer Shropshire testified that the parking spaces available onsite are sufficient for the proposed uses.

Board members were allotted time for questions. Councilmember Bodnar wondered about reliance on the data from 2023 as the Pier House was not fully operational until 2024, and parking is no longer free along Beach Avenue. He felt the free parking on New Jersey Avenue does impact residents there.

Planner Tiffany Morrissey presented her credentials and was accepted as an expert in planning by Vice Chairperson Jones. She testified that the parking variance can be justified, as the purposes of zoning are advanced by providing adequate light, air and open space with the improved setbacks and landscaping, the reduced curb cuts and driveways, providing sufficient space in an appropriate location for a variety of uses, promoting a desired visual environment through creative development techniques and good civic design and arrangement which enhances the community by providing additional opportunity in season and year round. She testified that the coordination of various public and private activities shaping land development lessens the cost of such development and more efficient use of land. She said there is no negative impact or impairment on the zoning ordinance, surrounding area, zone plan or 2019 Master Plan or the public good.

Board members were allotted time for questions. Member Crowley commented that the load will be in the evening and asked if there should be a restriction to only evening hours. Planner Morrissey said a restriction could take away from the ability of the applicant to provide the benefits to the community and the market will control itself. Member Crowley asked if the facility would be used as for conventions or just weddings, and Owner Andy said the events are for guests of any events that require booking rooms at 25% of attendees. Vice Chairperson Jones asked how many bookings they could have per weekend, and Owner Andy replied one per weekend with a maximum of 202 guests and ideal counts of 150-185 guests.

Engineer Hurless then presented his memorandum dated May 23, 2026, which is a rehash of the prior approval, the waivers that were granted to be conditions of approval if the application is approved. He concentrated on the importance of the parking variance. He agreed with Planner Morrissey that the building height is not impacted by the application. He said two conditions of the prior approval were related to the parking variance: no events from June through Labor Day and that the applicant shall create and enforce a formal policy requiring event participants to book at least the number of rooms equal to 25% of the total of event participants. He said the business occupies 75% of the block and described the parking conditions in the location.

Board members were allotted time for questions of Engineer Hurless.

Discussion was opened to the public within two hundred feet at 7:32 PM.

Paula Smith, 1307 Beach Avenue, was sworn in by Solicitor King. She lives in one of the apartments next door and said she does not want events during the summer months. There are fourteen apartments with balconies that overlook the hotel. There is parking for the fourteen owners and seven guests. She said the public tries to park in their reserved spots and there is limited parking on New Jersey Avenue. She said Cape May has exploded as a destination since 2023, and she is concerned about noise and morning and evening deliveries. She wants peace and quiet and feels it would have a negative impact. She objected to the application.

Theresa Stanton, Angel of the Sea Owner, 5-7 Trenton Avenue, was sworn in by Solicitor King and has owned the Angel of the Sea as primary shareholder with her sons since 2015. She strongly felt that the application to remove the condition is a bait and switch after approval was granted. She is concerned about guests having quiet enjoyment at her property, which is one of the few bed and breakfast inns in Cape May. She believes her business will be harmed by congestion, music and noise. She does not see the unforeseen costs as a valid basis. She was okay with the original plan but feels this project will impact their quiet hours, which begin at 10:00 PM. She wants her bed and breakfast protected. She objected to the application.

Michael Noel, 1303 New Jersey Avenue, was sworn in by Solicitor King. He was concerned about parking and wants the applicant to meet the code requirements for parking. He objected to the application.

Discussion was opened to the public beyond two hundred feet at 7:44 PM. Discussion was closed to the public at 7:44 PM.

A break was taken at 7:44 PM.

The meeting resumed at 7:53 PM.

Attorney Davis made his closing remarks and said there will be no outdoor events. He said they are willing to go as high as a 50% room booking requirement during the June to Labor Day season. This means that there will be fifty rooms booked if 100 people are to attend an event during the season. He explained that deliveries come from Pittsburgh Avenue.

After board discussion, it was determined that they prefer the number of rooms to be booked to equal 40% of the number of people attending an event.

Solicitor King explained the vote to the board.

Motion made by Mr. Riggs to grant amended site plan, preliminary & final, §525-49C Parking – Number of Spaces variance, §525-24B(2) Table 1 Building Height variance and modification of condition of prior approval that the applicant will require in booking event contracts; that for every 100 people attending the event, 40% of the number of people there must be a room booked (for 100 people, there would need to be 40 rooms booked; for 200 people there would need to be 80 rooms booked), subject to the conditions listed in the memorandum by Craig R. Hurless, PE, PP, CME, as dated March 23, 2026, and subject to all conditions discussed at the hearing, seconded by Mr. Lundholm and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

Members gave reasons for their votes. Councilmember Bodnar thanked the applicant for the meaningful concession and demonstration of a commercial entity being a good neighbor to their residential neighbors. Deputy Mayor McDade thanked the applicant too and understood their attempt to make a viable opportunity for their business. She also hoped the neighbors will take advantage of the applicant's offer to work out any issues or problems that arise when the event space is developed. Member Crowley commented that parking is a serious problem, and he preferred 50% but found 40% to still be a good option. Members Lundholm and Riggs appreciated the compromise. Member Padussis recognized the city parking problem, but he does not encounter one when he visits Pier House at the property in the evenings. Vice Chairperson Jones appreciated the compromise and found the project good for the city overall.

Discussion:

Payment of Bills

Motion made by Mr. Gorgone to approve the payment of bills, seconded by Deputy Mayor McDade and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Deputy Mayor McDade at 8:20 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary