

**SPECIAL MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, July 26, 2018 at 1:00 P.M.**

The Special Meeting of City Council of the City of Cape May was called to order by Mayor Lear at 1:00 P.M. on Tuesday, July 26, 2018 in the Cape May City Hall Auditorium. The City Clerk called the roll and the Pledge of Allegiance was recited.

Those present:

Councilmember Roger M. Furlin – ABSENT
Councilmember Patricia Gray Hendricks
Mayor Clarence F. Lear, III
Deputy Mayor Shaine P. Meier
Councilmember Beatrice Gauvry Pessagno
City Manager Neil Young
City Solicitor Frank Corrado
City Clerk Patricia Harbora
Deputy City Clerk Erin Burke

Patricia Harbora, City Clerk, announced that under the Open Public Meetings Law, notice of this meeting was sent to the Cape May Star and Wave and The Press of Atlantic City and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

Minutes do not reflect the actual order in which the events occurred.

AGENDA ADDITION/DELETION OF LATE AGENDA ITEMS TO BE CONSIDERED FOR ACTION:

Master Plan Advisory Committee Update by Deputy Mayor Meier – **ADD**

Motion: Meier **Second:** Pessagno **Pessagno:** Yes **Meier:** Yes **Hendricks:** Yes **Lear:** Yes

RESOLUTIONS:

182-07-2018 Resolution Authorizing the City of Cape May to Issue and Advertise a Request for Qualifications/Proposals for a New Public Safety Building

Motion: Meier **Second:** Pessagno **Pessagno:** Yes **Meier:** Yes **Hendricks:** Yes **Lear:** Yes

183-07-2018 Resolution Approving Alcoholic Beverage License Renewal for Carney's 2018-2019 License Year

Motion: Meier **Second:** Pessagno **Pessagno:** Yes **Meier:** Yes **Hendricks:** Yes **Lear:** Yes

COMMITTEE UPDATE:

Master Plan Advisory Committee (MPAC) – Deputy Mayor Meier

Deputy Mayor Meier announces that the MPAC is in the process of creating surveys relating to the Master Plan Reexamination for Cape May City community members to complete. Paper surveys will be placed in various locations around the town for community members to complete. An online survey is also being considered, with the committee opining that an online survey would result in more responses. Deputy Mayor Meier encourages everyone to complete the survey and make their thoughts and recommendations on the Master Plan Reexamination known.

DISCUSSION:

Councilmember Pessagno questions City Solicitor Frank Corrado about a meeting held with two (2) members of Council and the attorney for Franks Investments regarding potential redevelopment of the Beach Theater area. She asks Mr. Corrado detail what was discussed during that meeting, since not all members of Council were present.

Mr. Corrado summarizes that the attorney for Franks Investments, Stephen Nehmad, Esquire, attended a weekly meeting between Mayor Lear, Mr. Corrado, City Manager Young, and another member of Council, and presented the idea that the Beach Theater area could potentially be considered for redevelopment. Mr. Corrado states that it was a relatively brief meeting and no plans were submitted. He then emphasizes that it is not unusual for an owner of a property to come to the municipality with ideas of what to do with the property.

Councilmember Pessagno asks if the Planning and Zoning Board Engineer, Craig R. Hurless, P.E., P.P., C.M.E., or any other developers attended the meeting, and if there are minutes from the meeting available. Mr. Corrado responded that no one else was in attendance, and that there are no minutes from the meeting.

Mayor Lear questions Mr. Corrado regarding the previous administration's consideration of the same area as potentially being the subject of a redevelopment. Mr. Corrado explains that there is a 2015 letter from the previous City Solicitor, Anthony Monzo, Esquire, to a redevelopment attorney and planner in North Jersey regarding the possibility of classifying the Beach Theater area as an area in need of redevelopment. Mr. Corrado states that he doesn't think the topic went any farther other than the City meeting with the attorney and planner to discuss the potential redevelopment of the Franks Investments property.

Councilmember Hendricks recounts that a member of the public asked her about this "private meeting" that was held with Mr. Nehmad. She discusses that discussions regarding potential projects or development of private property are likely not to happen during an open public meeting, and that there are some benefits to occasionally having private meetings with property owners in the City. Mr. Corrado reaffirms that developers or property owners come to municipalities very often with ideas of what to do with their properties.

Councilmember Pessagno voices her concerns regarding Council's transparency during the potential redevelopment process. Mr. Corrado explains that transparency is the reason Council is holding a special Town Hall meeting on August 13, 2018 at 7:00 P.M. in Convention Hall during which M. James Maley, Esquire, the City's special redevelopment counsel, will make a presentation on the process of redevelopment and will answer any questions the public may have on the topic.

Councilmember Pessagno then voices her support for the Public Safety Building project moving forward. She suggests possibly holding another Town Hall meeting on that topic for public feedback on the project.

PUBLIC PORTION: None.

ADJOURNMENT:

Motion made by Deputy Mayor Meier to adjourn, seconded by Councilmember Pessagno. The special meeting adjourned at 1:15 P.M.