

City of Cape May Planning Board Meeting Minutes
Tuesday, June 9, 2015

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairman Bill Bezaire at 7:00 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire, Chairperson	Absent
	Mr. Shuler, Vice Chairperson	Present
	Mr. Jones	Present
	Mayor Dr. Mahaney	Present
	Mr. Elwell	Absent
	Dr. France	Present
	Mr. Meier	Present
	Mr. Winkworth	Present
	Mr. VanDeVaarst, 1 st Alternate	Present
	Mr. Macciocchi, 2 nd Alternate	Present

Also Present: George Neidig, Esquire – Board Solicitor
Craig Hurless, PE, PP, CME Associate – Polistina & Associates
Jill Devlin, Board Assistant

Resolution

Osprey Landing Condominium Association, LLC
1263 Lafayette Street
Block 1061, Lot 101-101.14 & Qualifiers

Motion made by Dr. France to approve Resolution 06-09-2015:1, Osprey Landing Condominium Association, LLC, seconded by Mr. Meier and carried 8-0. Those in favor: Mr. Jones, Mr. Meier, Dr. France, Mayor Mahaney, Mr. Winkworth, Mr. VanDeVaarst, Mr. Macciocchi, Mr. Shuler. Those opposed: None. Those abstaining: None.

Presentation

JCP&L – City of Cape May
2015-2016 Planned Remediation of the Former Cape May Coal Gas Site

Mr. Shuler welcomed Richard J. Conway, Jr., Esquire, from Schenck, Price, Smith & King, LLP. Mr. Conway opened by stating he represents JCP&L, who would be making a courtesy presentation for the Board. He gave an overview of how JCP&L reached an agreement with the City about how to remediate the site, what standards to use, and what would happen to the property when it was completed. The presentation to the Planning Board will discuss items such as construction related anticipated schedule, traffic, parking, dust, odor, noise, vibration and

various impacts. Mr. Conway introduced Mr. Ken Sedarowski, Project Manager for JCP&L to lead the rest of the presentation.

Mr. Sedarowski opened by stating his goal was to provide the Board with a good understanding of what the remediation is, what it's about, and to move forward from there. He stated he hoped to have a contractor on board by late summer. They will also be scheduling future meetings with appropriate city officials to go through the contractor's implementation plan, to get everyone on board with how things will be done from the beginning. Mr. Sedarowski then began a power point presentation of the plans for the remediation.

He introduced Greg Braun, professional engineer with the firm of Arcadis, JCP&L's environmental and engineering consultant. Mr. Braun discussed some of the slides during the presentation in reference to Phase I which is a containment approach. Phase I is planned to begin around Labor Day 2015, with subsurface activities beginning October 13, 2015. Phase I is planned to be concluded by June 17, 2016, with work stoppages on Federal Holidays during that time. He also discussed some of the slides which depicted the proactive measures they would be taking to protect public health and safety during the project.

Members of the Board had various questions regarding the excavation, soil removal and disposal of hazardous material, and odor control during the remediation. A question was asked if it would be safe in the area of the dog park for the dogs. There were some questions regarding water treatment as well as the safety of the school during the process.

The meeting was opened to the public at 8:05 PM for questions.

Waclaw Berczynski, 651 Broad Street, Cape May, NJ had some concerns about vibrations that may affect his house since it is right next to the property. Mr. Braun confirmed vibration monitoring will be done and that they would be in contact with him before they begin the remediation.

The meeting was closed to the public at 8:10 PM.

Mr. Shuler thanked everyone for the presentation. Mr. Conway thanked the Board and stated if anyone had any questions to please reach out and they would address them.

Motion made by Dr. France at 8:11 PM with all in favor.

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

Respectfully submitted: Jill Devlin, Board Secretary.

****Copy of power point slide presentation available in the Construction/Zoning Office.**