

**City of Cape May Planning Board Meeting Minutes  
Tuesday, January 23, 2018**

**Opening:** The meeting of the City of Cape May Planning Board was called to order by Chairman Bill Bezaire at 6:30 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

<b>Roll Call:</b>	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Mr. Macciocchi	Absent - <b>excused</b>
	Councilmember Hendricks	Present
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present
	Dr. Maslow	Present
	Dr. Wolf      Alt #1	Present
	Mr. Martz     Alt #2	Present

**Also Present:** Richard King, Esquire - Board Solicitor  
Craig Hurless - Board Engineer  
Tricia Oliver - Board Assistant

**Resolutions:**

**Motion was made by Mr. Elwell to adopt Resolution number 01-23-2018: 1, Resolution regarding the Area in Need of Redevelopment, Block 1059, Lot(s) 1-12, seconded by Councilmember Hendricks and carried 6-2.** Those in favor: Mr. Elwell, Councilmember Hendricks, Mr. Inderwies, Dr. Maslow, Dr. Wolf, Mr. Shuler. Those opposing: Mr. Jones, Mayor Lear. Those abstaining: Mr. Bezaire.

**Discussion:**

Board Engineer, Craig Hurless addressed the membership with a power point presentation detailing the definition of what a Master Plan is and why there is a need for a Reexamination of a Master Plan. Mr. Hurless indicated that there are a total of five (5) required provisions to be included with the Reexamination report. Furthermore, it was explained by Mr. Hurless that he had put together focus topics for each Planning Board work session dated for the 2018 calendar year and planned to include various local organizations that may have input on each topic associated with the Master Plan. The importance of public input and the strategy on public outreach was emphasized by Mr. Hurless, as well as the fact that his general topics are simply a starting point for the board's discussions.

Members of the board commented that public outreach in regards to input on the Master Plan Reexamination was very important.

Councilmember Hendricks mentioned that there has been a noticeable increase in the City's "shoulder season" and the board should in fact look at the impact that this increase has had and will have in the future.

Brief discussion was undertaken by the board members and their professionals. Members of the Master Plan Advisory committee were also present, including Council Liaison, Shaine Meier, who stated that more updated and modern census information will allow a better understanding as to what direction the City of Cape May is going and what to focus on within the Reexamination.

**Discussion was opened to the public at 7:04 PM.**

**Christine Miller, 535 Bank Street**, voiced concern regarding the Resiliency Element mentioned during Mr. Hurless' presentation. She stated that it is of great importance for the City to explore options of conservation and alternative energy sources.

**David Craig, member of Master Plan Advisory Committee**, commented that the Master Plans of some neighboring municipalities should not hold a prominent stake in how this reexamination will focus because Cape May itself is a landlocked peninsula, making it very unique. He felt as though both the Delaware River Bay Authority, as well as utilizing the local Lower Cape May Regional High School are very important resources.

**Mark Sano, Washington Street**, stated that he finds that a major concern throughout the City is the traffic flow and those issues should be addressed within the Master Plan Reexamination.

**Discussion was closed to the public at 7:20 PM.**

Board member Dr. Wolf addressed her peers in regards to alternative energy sources and the involvement of the Historic Preservation Commission on such issues. She stated that there are limitations as to what this particular reexamination can include and the Planning Board should not try to stretch themselves too thin. Dr. Wolf explained that she is hopeful that updated analysis of tourism and census data will help guide the assessment of the included elements within this reexamination.

Council Liaison to the Master Plan Advisory Committee, Shaine Meier, voiced the importance of being informed and knowledgeable of three (3) major items while actively engaging in the latest reexamination; the Master Plan Reexamination completed in 2009, Municipal Land Use Law, and the Design Standards of the Historic Preservation Commission.

**Motion made to adjourn by Mr. Shuler at 7:35 PM with all in favor.**

**Respectfully submitted: Tricia Oliver, Board Assistant.**

**\*\*Copy of presentation available on the City of Cape May website.**