

**City of Cape May Planning Board Meeting Minutes
Tuesday, February 26, 2019**

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.

Roll Call:	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Mr. Macciocchi	Present
	Deputy Mayor 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: Craig Hurless - Board Engineer
 Tricia Oliver - Board Assistant

Resolutions:

Motion was made by Mr. Inderwies to adopt Resolution number 02-26-2019: 1, Lokal Stockton, 5-9 Stockton Place seconded by Mr. Jones and **carried 9-0**. Those in favor: Mr. Elwell, Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.

Discussion:

Master Plan Discussion

Dr. Wolf stated idea of an energy master plan that was initially on hold and that the Board needs to get a resolution on how it feels about it. Board Engineer, Craig Hurless clarified that it was vetted by the Environmental Commission and is now an addendum to “conservation element as the energy master plan but further to be developed as a recommendation in the Master Plan Reexamination. There was discussion to make small changes to the wording of the energy master plan to change “immediate action” to “for further consideration.”

Dr. Wolf also discussed the increasing recycling costs for cities.

Dr. Maslow wanted to revisit: pools, height of fences, R-4 area and sustainable areas for workforce housing and zoning changes. He described the history about pools and lot coverage in Cape May. There was discussion on pools by the Board and the Board Engineer, and it was decided to leave the subject of pools standards as should be further evaluated. Discussion turned to rear fences height limit to be 6 feet. Quad and duplex fences in the R-4 zone are considered structures and

need to be studied further. Workforce housing was next discussed, and an email from the Master Plan Advisory Committee was distributed to the members. The consensus is that workforce housing is needed and more thorough examination is necessary. Dr. Wolf raised the issue of affordable housing for young families in Cape May.

Dr. Wolf expressed the wish of the Master Plan Advisory Committee to transform to an action/implementation committee to study the items in the Master Plan.

Discussion was opened to the public at 7:34 PM.

Christine Miller, 535 Bank Street, stated that there is a climate crisis, converting energy is imperative and suggested a need to start alternative energy now to complete/implement sourcing down the road to actually make a change.

Discussion was closed to the public at 7:41 PM.

Craig Hurless commented that there are conservation element and energy master plan are in the Master Plan and energy reduction numbers are not quantified in the Master Plan. Rising sea levels and the increased frequency of storms are in the Master Plan document.

Mr. Hurless provided the timeline for the draft Master Plan to be delivered to the City both in hard copy and digitally, so it can be advertised, reviewed for any possible revisions and adopted by the Board.

Motion was made to adjourn by Mr. Inderwies at 7:45 PM with all in favor.

Meeting was conducted by: Tricia Oliver, Board Assistant

Minutes respectfully submitted by: Karen Keenan, Board Secretary