

**City of Cape May Planning Board Meeting Minutes  
Tuesday, February 27, 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	Present
	Councilmember Hendricks	Present
	Mr. Inderwies	Present
	Mr. Jones	Present
	*Mayor Lear	Absent - <b>excused</b>
	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

\*Deputy Mayor Meier stood in for Mayor Lear in his absence.

**Minutes:**

**Motion was made by Mr. Jones to adopt the meeting minutes from January 9, 2018,** seconded by Mr. Elwell and **carried 7-0.** Those in favor: Mr. Elwell, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Dr. Maslow, Mr. Shuler, Mr. Bezaire Those opposing: None. Those abstaining: Mr. Macchiocchi, Deputy Mayor Meier.

**Motion was made by Mr. Elwell to adopt the meeting minutes from January 23, 2018,** seconded by Councilmember Hendricks and **carried 7-0.** Those in favor: Mr. Elwell, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Dr. Maslow, Mr. Shuler, Mr. Bezaire Those opposing: None. Those abstaining: Mr. Macchiocchi, Deputy Mayor Meier.

**Discussion:**

Master Plan Advisory Committee members, Mr. Harry Bellangy and Mr. John Van de Vaarst, gave a brief update on their efforts to engage public outreach on the Master Plan Reexamination. They stressed the importance of the upcoming public open house to be held at Convention Hall; stating that understanding the Master Plan and its purpose should be made known to the public. The focus should be for everyone to express what they want the City of Cape May to be twenty (20) years from now; what the future should be.

Board Engineer, Craig Hurlless, added to this update, stating that the public open house held in April 2018 will serve to build a consensus from the public and Master Plan stakeholders. Mr. Hurlless referenced the meeting minutes from the February 8, 2018 Advisory Committee meeting, explaining that the survey being composed will be placed online so that the non year round residents of the city will also have input, even though they may not be able to attend the open house. He continued to note that social media outlets, such as Facebook and Twitter, as well as the City's website are key places to get committees and organizations to help start the lines of communication with the public.

Brief discussion was undertaken by the members of the board and positive commentary was made regarding the work of the Master Plan Advisory Committee.

Mr. Hurlless addressed the membership with a power point presentation detailing the trends in the demographics from raw data. He started by explaining the Land Use Element regarding residential land use, noting that there is a noticeable decline in population from 1990 to 2010. Mr. Hurlless pointed out trends within the R-2 zoning district, as per the reports from the applications heard by the City's Zoning Board of Adjustment; touching on the fact that when certain trends become apparent, the Planning Board has the power to help change items requiring applications to be submitted to the Zoning Board; such as a trend with undersized lots was addressed in 2017.

Continuing on, Mr. Hurlless summarized the goals of Commercial Land Use, stating that permissible uses may need to be reevaluated within certain zoning districts. Unfortunately, he explained, the lack of parking strictly limits the expansion of the business district that include bed and breakfasts, as well as hotel/motels. Mr. Hurlless also mentioned that it is important for the Master Plan Reexamination to address the protection of "low end" tourism, which includes such things as miniature golf.

Discussion was undertaken by the board members and their professionals regarding parking within the City.

Other topics of discussion brought up by the membership included Affordable Housing versus Workforce Housing and also the rules on which the Zoning Board of Adjustment regulates the Floor Area Ratio (FAR) in regards to applications before them, therefore strictly controlling the possibilities of the infiltration of "McMansions" within certain areas of the Cape May.

**Discussion was opened to the public within at 7:52 PM, and closed with no public coming forward to comment.**

**Motion made to adjourn by Mr. Jones at 7:54 PM with all in favor.**

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

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