City of Cape May Planning Board Meeting Minutes
Tuesday, March 12, 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: Rich King – Board Solicitor  
Craig Hurless - Board Engineer  
Tricia Oliver - Board Assistant

Minutes:

Motion was made by Deputy Mayor Hendricks to adopt the meeting minutes from December 12, 2018, seconded by Mr. Jones and carried 8-0. Those in favor: Mr. Elwell, Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Bezaire. Those opposed: None. Those Abstaining: Mr. Shuler.

Motion was made by Deputy Mayor Hendricks to adopt the meeting minutes from January 8, 2019, seconded by Mr. Inderwies and carried 8-0. Those in favor: Mr. Elwell, Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those Abstaining: Dr. Maslow.

Motion was made by Deputy Mayor Hendricks to adopt the meeting minutes from January 22, 2019, seconded by Mr. Jones and carried 8-0. 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.

Resolutions:

Motion was made by Mr. Inderwies to adopt Resolution number 03-12-2019: 1 Ninasv, LLC, “Restaurant A Ca Mia” 524 Washington Street, Block 1012, Lot(s) 13 and 14, seconded by Mr. Shuler and carried 7-0. Those in favor: Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those Abstaining: Mr. Elwell, Mayor Lear.
Motion was made by Mr. Inderwies to adopt Resolution number 03-12-2019: 2 Paul, Susan & Edward Johnston, “The Cove Restaurant” 405 Beach Avenue, Block 1051, Lot(s) 3 and 4, seconded by Mr. Jones and carried 5-0. Those in favor: Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Mr. Shuler. Those opposed: None. Those Abstaining: Mr. Elwell, Mayor Lear, Dr. Maslow, Mr. Bezaire.

Discussion:

Members of the Board were invited by Mr. Bezaire to make a statement if they choose and explained the open and transparent 14-month process that included much public participation and the forming of the Master Plan Advisory Committee.

The Members expressed their appreciation for all of the participation and help with the good effort to bring about the expanded and more specific Master Plan Reexamination than previous master plans.

Craig Hurless, Board Engineer and Board Planner, gave a PowerPoint presentation on the Master Plan statutory requirements, elements, goals and focus for each element, land use and zones, the forming of the Master Plan Implementation Committee and explained that he acted as a guide throughout the process. He stated that the Master Plan Implementation Committee is to ensure public involvement moving forward as well as action to be taken, so the Master Plan, which is not a political document, does not just sit on a shelf.

Chairperson Bezaire called for a recess at 8:16 PM.

The meeting resumed at 8:24 PM.

Discussion was opened to the public at 8:25 PM.

Tom Cataldo, 1109 Washington Street remarked that the Historic Preservation Commission part of the Master Plan Reexamination was changed without being reviewed by the members of the Commission and expressed concern regarding the standards to be followed being changed from those of the Secretary of the Interior.

Mark Malloy, 826 Washington Street read a statement on behalf of Council Member Zack Mullock and himself. The statement was critical of the Master Plan Reexamination specifically the Historic Preservation Commission wording.

Board Solicitor Rich King clarified with Cox Law dictation the action of amending any language in the Reexamination.

Barbara Caldwell, 1133 Pennsylvania Avenue introduced herself as the newly elected Village Green Civic Association and shared the main concerns of the Village Green residents as being: fences, attic expansion, tree removal, broken sidewalks damaged by trees and their desire for a senior center.
Harry Bellangy, Pearl Street introduced himself as the Chair of the Master Plan Advisory Committee and gave an overview of the committee’s efforts and described the process. He said he thinks this is the most extensive Reexamination done.

Kim Russell, 1053 Cape May Avenue introduced herself as a builder and broker and expressed her concerns about dealing with the zoning regulations.

Gus Mosso, 1363 Virginia Avenue gave a senior citizen viewpoint. He gave positive comments for the plan but was disappointed that previously requested consideration of senior citizens, safety issues, entertainment issues, and the possibility of a senior citizen center that he would like to have seen in the plan. He asked for review of the implementation at intervals of one year, five years, etc.

Board Member Linda Wolf, liaison to the Master Plan Advisory Committee, answered by describing the template provided in the plan to show how action should be taken in years 1-3, years 3-5 and actions to be taken 5 years plus.

Board Engineer/Board Planner Craig Hurless stated that the Master Plan deals with senior housing, plans for a senior center and accessibility throughout the document.

The Board Members were given time to make comments.

Dr. Wolf stated that the redevelopment as an idea was not voted down last year and that she does not want any changes to the Master Plan Reexamination.

Mr. Elwell and Dr. Maslow stated that they do not think the Planning Board should encourage workforce housing to become “animal houses.”

John Van De Vaart, 1030 Ohio Avenue reported as Vice Chair of the Master Plan Advisory Committee that they discussed the definition workforce housing at length at many meetings. He agreed that the Master Plan Advisory Committee did not want “animal houses” but want workforce housing for full-time twelve-month workers in the city.

Discussion was closed to the public at 9:16 PM.

Motion was made by Dr. Wolf to approve the Master Plan, seconded by Dr. Maslow and carried 8-1. Those in favor: Mr. Macciocchi, Deputy Mayor Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: Mr. Elwell. Those Abstaining: None.

Motion made to adjourn by Deputy Mayor Hendricks at 9:18 PM with all in favor.

Meeting was conducted by: Tricia Oliver, Board Assistant

Minutes respectfully submitted by: Karen Keenan, Board Secretary

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