

City of Cape May Planning Board Meeting Minutes
Tuesday, May 10, 2016

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

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| Roll Call: | Mr. Bezaire, Chairperson | Present |
| | Mr. Shuler, Vice Chairperson | Present |
| | Mr. Jones | Present |
| | Mayor Dr. Mahaney | Present |
| | Mr. Picard | Present |
| | Mr. Elwell | Present |
| | Dr. France | Present |
| | Councilperson Swain | Present |
| | Mr. Winkworth | Present |
| | Mr. Macciocchi, Alt. 1 | Present |
| | Ms. Muncey, Alt. 2 | Present |

Also Present: Richard King, Esquire – Board Solicitor
Craig Hurless, PE, PP, CME Associate – Polistina & Associates
Erin Burke, Board Assistant

Chairperson Bezaire introduced and welcomed the new second alternate Mary Jane Muncey to the Planning Board. A moment of silence was held for former Board Solicitor George Neidig.

Minutes:

Motion was made by Mr. Jones to approve the minutes from February 9, 2016, seconded by Mr. Elwell and **carried 6-0**. Those in favor: Mr. Elwell, Mr. Jones, Mayor Dr. Mahaney, Mr. Picard, Mr. Shuler, and Mr. Bezaire. Those opposed: None. Those abstaining: Dr. France, Councilmember Swain, Mr. Winkworth.

Resolutions:

Motion was made by Mr. Winkworth to the signing of Resolution Number 05-10-2016:1, Recreation and Open Space Inventory by Chairman Bezaire, seconded by Mr. Picard, and **carried 9-0**. Those in favor: Mr. Elwell, Dr. France, Mr. Jones, Mayor Dr. Mahaney, Mr. Picard, Councilmember Swain, Mr. Winkworth, Mr. Shuler, and Mr. Bezaire. Those opposed: None. Those abstaining: None. Mayor Dr. Mahaney explained in detail the importance of the ROSI as a key element of the Master Plan and in applying for grants for the City.

Applications

*Cape Coachman Inn Realty
"Beach Shack" Motel
205-211 Beach Avenue
Block 1019, Lot(s) 26, 40*

Chairman Bezaire excused himself from participating in the hearing of the application due to a conflict of interests. Vice-Chairman Harley Shuler resumed the Chairman's duties. Stephen Nehmad, Esquire, Vince Orlando of Engineering Design Associates, PA, Principal for Cape Coachman, LLC, Curtis Bashaw, Richard Stokes, Architect, David Shropshire, Traffic Engineer, and Craig Hurless, Board Engineer, were sworn in and stated their credentials for the record.

The representative for the applicant, Stephen Nehmad, gave an in-depth overview of the application in question, the history of the property, and the history of the ownership of the property. The applicant proposed to expand the hotel with 17 new units, a second level deck, a pool with deck and towel station, a second fire pit and stage, a reconfigured parking area in both the front and back of the motel, and additional off-site parking spaces.

Curtis Bashaw testified in-depth regarding the proposed project, answering all questions put forth by Mr. Nehmad. He detailed his history of ownership in Cape May, highlighting his familiarity with the hospitality industry. He also detailed a past attempt at renovating motel that were postponed due to the economic recession in 2008. He explained the benefits of the "stacked parking" layout of the proposed parking lot(s) and the valet parking of motel guests, citing the use of these methods at his other properties. Various Board members questioned the proposed valet parking system, the valet attendants' hours of work, how and where cars would queue for valet parking, and the number of parking spaces involved in the stacked parking system. Mr. Bashaw clarified all questions. **Exhibit A-10: Planning Board Resolution No. 1-9-07:3** was distributed to the Board for consideration at the request of the Board Engineer. Mayor Dr. Mahaney stated that at some point while he was not on the Board from July 1, 2003-July 1, 2008, there was an outstanding site plan application for this property with notices of violations that to his knowledge has not been fulfilled, and should be looked into as part of this current application.

The representative for the Heritage Triangle Condominium/Homeowner's Association and Seaboard Walk Condominium/Homeowner's Association, Eric Garrabrant, Esquire, put forth several questions regarding parking and the recreational area in the center of the property. Mr. Bashaw answered all questions put forth.

Vince Orlando, Engineer/Planner of Engineering Design Associates, clarified his credentials for the record. Mr. Orlando explained that his office assisted in developing the site plan for this application. Mr. Orlando thoroughly explained **Exhibit A-1: Aerial photograph of current site, Exhibit A-2: Reduced version of the current survey, and Exhibit A-3: Colored rendering of the proposed site plan** (presented on poster board for viewing). Mr. Orlando testified in detail regarding the proposed project, in particular the parking layout, answering all

questions put forth by Mr. Nehmad. Various Board members questioned the dimensions and layouts of parking spaces, travel lanes, bike lanes, and how delivery trucks would fit in one of the proposed parking lots, and extensive discussion ensued. The representation for the applicant stated that the County of Cape May has been trying to discourage any "back-out" parking layouts, and that the proposed project seeks to eliminate the back-out parking in front of the motel and restaurant. Board Engineer, Craig Hurless, requested that the striping be provided on the plans for each side of the property so that the Board could better understand where exactly all lanes and spaces are located, and the dimensions of those areas. Mr. Hurless also clarified the number of parking spaces listed in the chart on page 5 of 11 of his report. Mayor Dr. Mahaney requested a sit-down meeting with the Fire Department and Construction Office if this application moves forward, due to the concerns regarding the ability to effectively fight a fire in the proposed complex. Mr. Orlando then testified about the proposed landscaping of the project and proposed trash enclosures (which currently do not exist). Mr. Orlando continued to thoroughly explain through testimony the variances being sought by the applicant, and opined that he found no reason that the Board should not grant preliminary site-plan approval.

Charlie Gaudio, General Manager of the Beach Shack motel, was sworn in and testified regarding the types of vehicles usually used for deliveries to the motel and normal hours of deliveries. Mayor Dr. Mahaney asked for further clarification of the size of the delivery trucks.

A short recess was called at 9:00 PM.

The meeting resumed at 9:11 PM.

Discussion was undertaken regarding the report and recommendations of the Cape May City Fire Chief. Mayor Dr. Mahaney suggested again that a meeting be scheduled with the Fire Chief and Construction Official regarding this proposed project.

David Shropshire, Traffic Engineer, clarified his credentials for the record, and gave testimony (at Mr. Nehmad's questioning) regarding the traffic patterns, parking lot layout, and dimensions of travel and bike lanes and parking spaces of the proposed project. Extensive discussion ensued concerning how the additional traffic and noise resulting from the proposed project will impact Heritage Lane, and the benefits of diverting some traffic off of Beach Avenue onto Heritage Lane. Mr. Shropshire concluded that Heritage Lane is designed to handle significantly more traffic than what would be produced as a result of the proposed project.

Mr. Garrabrant reserved his right to cross-examine the applicant's professionals until the next meeting.

The hearing was continued to the next Planning Board meeting scheduled for May 24, 2016 at 7:00 PM in the City Hall Auditorium. It was announced for the record that the applicant would not have to re-notice the public or re-publish in the newspaper.

Motion made to adjourn at 9:55 PM with all in favor.

Respectfully Submitted, Erin Burke/Board Assistant.