

City of Cape May Planning Board Meeting Minutes
Tuesday, May 24, 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.

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

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

Minutes:

Motion was made by Mr. Winkworth to approve the minutes from January 26, 2016, seconded by Mr. Jones and **carried 5-0.** Those in favor: Mr. Elwell, Mr. Jones, Mayor Dr. Mahaney, Mr. Picard, Mr. Macciocchi. Those opposed: None. Those abstaining: Mr. Winkworth, Mr. Shuler.

Applications

Cape Coachman Inn Realty
"Beach Shack" Motel
205-211 Beach Avenue
Block 1019, Lot(s) 26, 40
(Continued from the May 10, 2016 Planning Board meeting)

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 brief overview what was discussed the previous meeting. Mr. Nehmad continued his questioning of David Shropshire, Traffic Engineer, referencing **Exhibit A-12: Parking chart for the Beach Shack motel**. Mr. Shropshire explained the parking chart, and detailed both the existing parking situation and the proposed parking conditions. He testified at length that he believes the proposed parking plan provides adequate and sufficient parking to meet the anticipated demands of the remodeled motel. Mr. Shropshire also explained **Exhibit A-10-A: Beach Avenue striping plan**, and **Exhibit A-11: Revised site plan (to reflect changes made to the plans as per the Fire Chief's recommendations)** in detail for the Board. All questions put forth by the Board and the Board Engineer were answered and expounded upon. Extensive discussion was undertaken regarding the synergy of having a motel with a restaurant, with Mr. Bashaw (Principal for the applicant) testifying regarding the peak hours of operation for both entities.

Mr. Richard Stokes, Architect, testified regarding the existing aesthetic and functional state of the Beach Shack Motel, describing the motel as "utilitarian" and not complimenting the "style" of Cape May, referring to **Exhibit A-4: Photos of existing conditions**, **Exhibit A-6: Proposed rendering of front of motel**, and **Exhibit A-5: Existing conditions and Proposed rendering of rear of motel**. Mr. Stokes stated that the proposed plans include a new heating and air conditioning system for the motel. At the Board's questioning, Mr. Stokes detailed the proposed stairs and access points for the motel. He maintained that the proposed project would result in a more unified and desirable visual environment than what currently exists. Mr. Stokes explained the proposed project in detail, referring to **Exhibit A-7: Colored site plan of pool and outdoor lounge area**, and **Exhibit A-9: First and second floor plans**, discussing at length the proposed improvements to and concerns regarding fire safety in the motel. Mayor Dr. Mahaney stated for the record that the Board emphasizes that the proposed standpipe should be placed in accordance with the Fire Chief's recommendation. Mayor Dr. Mahaney then gave a brief history of the motel, and questioned the structural integrity of the building since it was built in the 1950's. Mr. Stokes opined that the building is structurally sound based on his observations. Mr. Bashaw testified regarding **Exhibit A-14: Beach Shack seating chart** and **Exhibit A-15: Proposed seating**, with extensive discussion being undertaken between Board members, the Board Engineer, and the applicant regarding the existing and proposed number of seats inside and outside of the Rusty Nail Restaurant and sand pit area and the resulting number of parking spaces required. Board Attorney Richard King and Mayor Dr. Mahaney summarized the seating issue, with Mayor Dr. Mahaney stating that only 195 seats have been previously approved by the Planning Board for the motel/restaurant in question. He emphasized that the safety and welfare of the public and patrons must be taken into consideration when discussing the proliferation of seating not only within the Rusty Nail, but all of the City of Cape May.

A short recess was called at 8:50 PM.

The meeting resumed at 9:00 PM.

Vince Orlando, Engineer/Planner of Engineering Design Associates, testified regarding the modifications to the proposed site plan, referring to **Exhibit A-11: Modified site plan** dated 05/12/16. Mr. Orlando explained that the modified site plan addresses some of the concerns voiced by the Board Engineer and City of Cape May Fire Chief. Mr. Orlando described the

modifications made in detail, then testified at length regarding the variances sought by the applicant, citing **Exhibit A-13: Purposes of zoning**. He opined that the project as a whole advances the purposes of zoning, provides a substantial benefit for the City of Cape May, and results in no substantial detriment to the public.

Multiple Board members voiced concerns over the proposed parking plan, and posed numerous questions to the applicant. Mr. Bashaw clarified and further detailed the parking plan.

The representative for the Heritage Triangle Condominium/Homeowner's Association and Seaboard Walk Condominium/Homeowner's Association, Eric Garrabrant, Esquire, brought Deanna Drum, licensed Traffic and Transportation Engineer, forward for testimony. Ms. Drum was sworn in and answered all questions put forth by Mr. Garrabrant, offering her opinions on the applicant's proposed plans. She voiced concerns regarding the safety of the proposed traffic and parking patterns, referring to the applicant's **Exhibit A-10-a: Striping plan**. She testified at length regarding the alleged lack of clear lines of sight at parking lot exits, possible conflict points, and questioned the proposed bike lane, the ability for emergency vehicles to access the parking lots and motel/restaurant, the ADA compliance of proposed sidewalks, and whether handicapped parking spots are accounted for on the proposed plans provided.

The hearing was continued to the Planning Board meeting scheduled for June 28, 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 was made to adjourn at 10:05 PM with all in favor.

Respectfully Submitted, Erin Burke/Board Assistant.