

**City of Cape May Planning Board Meeting Minutes
Tuesday, June 26, 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.

Roll Call:	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present – arrived at 6:35 PM
	Mr. Macciocchi	Present
	Councilmember 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: Richard King, Esquire - Board Solicitor
 Tricia Oliver - Board Assistant

Discussion:

Historic Preservation Commission (HPC) Chairman, Warren Coupland, HPC member, Zack Mullock, and HPC Solicitor, Robert Fineberg, Esquire addressed the board with a presentation regarding recommendations to be included within the Historic Preservation Element of the Master Plan Reexamination.

Mr. Coupland opened by explaining that overall enhancements to the element are needed, however, preservation as a whole does not need changing. He provided the definition of “preservation” as stated by the New Jersey Secretary of Interior, noting that this definition should in fact be included within the wording of the Historic Preservation Element, since it is vital to have all involved with the future of the City of Cape May on the same page regarding this subject. He continued on to express to the board members that the current map of the City’s Historic District has multiple anomalies that seemingly make no sense today, emphasizing that fluidity of a streetscape is what is key to historic preservation. Mr. Coupland introduced a revised Historic District map that focuses on such streetscape with more fluid boundaries.

HPC member, Zack Mullock, detailed the revised map, as he was one of the members that worked first hand to research and execute the new boundaries with a much more fluent way of maneuvering throughout the Historic District than before. The changes, he thought, were modest.

Brief discussion was undertaken regarding how the new boundary would affect homes that are not considered within the Historic District and that the revised map was technically expanding the

Historic District. Several members of the board were curious if there were legal obligations to notice those individuals of their homes now being included or excluded from the Historic District.

It was explained by Mr. Coupland and Mr. Mullock that the introduced map was a starting point for what the HPC would like to suggest in the future, not immediately. The overall objective of the HPC is to work towards a more fluid boundary of the Historic District as a part of the Historic Preservation Element within the Master Plan Reexamination. Mr. Coupland, as well as the Board Solicitor, Mr. King, emphasized that the reexamination is for long term improvements within the City, especially the preservation of the National Historic Landmark status.

Moving forward, Mr. Coupland explained to the membership the process of which the city has had historic surveys completed and funded by Government funding/grants, and that the Secretary of Interior of the State of New Jersey anticipates that eventually all of Cape May will in fact be surveyed (as the City as a whole is designated as a historic landmark). He went on to mention that intensive or individual surveys are not warranted for certain areas, such as the Village Green area (or R-4 zoning district).

Mr. King emphasized to the board and present HPC members that it would be in the best interest of the City, to look into utilizing resources to get all of the Historic Surveys available online. All were in agreement with this statement.

Mr. Coupland and Mr. Mullock detailed objectives A through H of their presentation and recommendations for the Historic Preservation Element and slight changes were proposed and agreed on by both gentlemen and the membership.

Discussion was opened to the public within 200 ft. and beyond at 7:38 PM, and closed with no public coming forward to comment.

An update was given by member Charlotte Todd regarding the progress of the Master Plan Advisory Committee's progress on a survey for the public comment and involvement in the completion of the Master Plan Reexamination.

Motion made to adjourn by Dr. Maslow at 7:47 PM with all in favor.

Respectfully submitted: Tricia Oliver, Board Assistant.

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