City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, November 14, 2019

Opening: In compliance with the Open Public Meetings Act of 1975, adequate notice of the meeting was provided. Chairperson Hutchinson called the meeting to order at 6:00 PM.

Roll Call: Mrs. Hutchinson, Chairperson Present
Mr. Murray, Vice Chairperson Present
Mr. Iurato Present
Mrs. Werner Absent
Ms. Hesel Present
Mr. Van de Vaarst Present
Mrs. Lukens Present
Mrs. Nelson (Alt. 1) Absent
Mr. Walsh (Alt. 2) Present

Also Present: Richard King, Board Solicitor
Craig Hurless, PE, PP, CME, Board Engineer
Karen Keenan, Board Assistant

Minutes:

Motion made by Mrs. Lukens to adopt the minutes of February 28, 2019 and March 28, 2019, seconded by Mr. Iurato and carried 5-0. Those in favor: Mr. Iurato, Ms. Hesel, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mr. Van de Vaarst, Mr. Walsh.

Resolution(s):

Motion made by Mr. Murray to adopt Resolution number 11-14-2019: 1, Edward and Linda Farrington, 1012 Pittsburgh Avenue, seconded by Mr. Van de Vaarst and carried 7-0. Those in favor: Mr. Iurato, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Walsh, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Van de Vaarst to adopt Resolution number 11-14-2019: 2, Barbara Morris, 1131 Pennsylvania Avenue, seconded by Mr. Iurato and carried 7-0. Those in favor: Mr. Iurato, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Walsh, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mrs. Lukens to adopt Resolution number 11-14-2019: 3, Barbara Caldwell, 1133 Pennsylvania Avenue, seconded by Ms. Hesel and carried 7-0. Those in favor: Mr. Iurato, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Walsh, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.
Application(s):

Brett Thibodeau  
636 Hughes Street  
Block 1066, Lot(s) 2

Board Solicitor King announced that the applicant has requested an adjournment to the January 23, 2020 meeting and will re-notice.

Jens and Leslie Fog  
108 Trenton Avenue  
Block 1131, Lot(s) 16

Applicants’ Attorney, Andrew Catanese, Esq., presented the application and introduced Project Architect David Schultz, Project Planner Matt Hender and property owner, Jens Fog, who were sworn in by Board Solicitor Richard King for the record.

Board Member Pete Iurato asked about discrepancies in the original application and the report by the Board Engineer Craig Hurless. Mr. Hurless indicated that his report was based on the applicant’s revised plans that were submitted. Mr. Hurless said that the original application was not revised after the plans were changed.

Architect Schultz presented and described Exhibit A-1, an aerial photo and streetscape of the site, Exhibit A-2, an artist’s rendering of the proposed house, and Exhibit A-3 which shows the building elevations and the reasoning for the variance request.

Project Planner Hender described the existing conditions and current use at the property and the need for a variance being that there are not enough homes along Trenton Avenue to permit averaging.

Board Member Tim Walsh asked about the elevation of the porch and Architect Schultz replied that the porch will be similar in elevation but perhaps not exactly the same.

Board Engineer Hurless reviewed his report dated October 18, 2019. He reviewed the variance required in detail (page 3 of 5): §525-15B(1) Table 1 – Building Setback – Trenton Avenue. The General Review Comments 1-14 (pages 3, 4 and 5 of 5), were reviewed and explained in detail, with all items being classified as conditions of approval. Mr. Hurless said he believes the application is a better zoning alternative as it relates to the building setback requirements and described New York and Trenton Avenues existing and proposed setbacks.

Discussion was opened to the public within 200 feet at 6:47 PM.

Patricia Gray Hendricks, 106 Trenton Avenue, spoke in favor of the application and said she was pleased with the plan’s attention to the neighborhood, the materials, style, and porches and how it fits in with the neighborhood.
Thomas Lord, 1239 New York Avenue, made positive comments on the application, specifically the design and conformance with the neighborhood.

Discussion was closed to the public at 6:51 PM.

Motion was made by Mr. Murray to approve the application with the setback variance subject to conditions outlined in the memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated October 18, 2019, seconded by Mr. Iurato and carried 7-0. Those in favor: Mr. Iurato, Ms. Hesel, Mr. Van de Vaart, Mrs. Lukens, Mr. Walsh, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Mr. Murray complimented Architect Schultz on the design.

Motion made by Mr. Iurato to adjourn the meeting at 6:53 PM with all in favor.

Respectfully Submitted by Karen Keenan, Board Assistant