

**City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, February 22, 2018**

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 P.M.

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

Also Present: Richard King, Board Solicitor
Craig Hurless, PE, PP, CME, Board Engineer
Tricia Oliver, Board Assistant

Minutes:

Motion made by Ms. Hesel to adopt the minutes of January 25, 2018, seconded by Mr. Murray and **carried 6-0.** Those in favor: Mrs. McAlinden, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mrs. Werner.

Resolutions:

Motion made by Mrs. Lukens to approve Resolution number 02-22-2018: 1 Robert & Donna Platzer (Cape May Revocable Trust), 1521 Yacht Avenue, seconded by Mr. Van de Vaarst and **carried 6-0.** Those in favor: Mrs. McAlinden, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mrs. Werner.

Motion made by Mr. Murray to approve Resolution number 02-22-2018: 2 Mark Platzer (1523 Yacht Avenue, LLC), 1523 Yacht Avenue, seconded by Mrs. Lukens and **carried 6-0.** Those in favor: Mrs. McAlinden, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mrs. Werner.

Motion made by Mrs. McAlinden to approve Resolution number 02-22-2018: 3 Steven & Amy Campione, 902 Kearney Avenue, seconded by Mr. Van de Vaarst and **carried 6-0.** Those in favor: Mrs. McAlinden, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: Mrs. Werner.

*Chair, Diane Hutchinson, stated to the board that the application for Robert Gorgone, 1100 Missouri Avenue would be heard first.

Applications:

***Robert Gorgone
1100 Missouri Avenue
Block 1125, Lot(s) 3***

Board Engineer, Craig Hurless, the applicants representative, Ron Gelzunas, Esq., Licensed Architect, Robert Lolio, and property owner Robert Gorgone were sworn in for the record.

Mr. Ron Gelzunas, Esq., representing the applicant, introduced his client and detailed the property, as well as the features of the existing dwelling.

Mr. Robert Lolio, Licensed Architect for the project, described the 3 bedroom ranch cottage intended to be a fulltime primary residence. He explained that the intent of the proposed plan was to increase with size of the home, but within the existing footprint, as to not increase the FAR (Floor Area Ratio). Interior renovations, such as combining two (2) of the three (3) existing first floor bedrooms to create one larger room, and the addition of two (2) bedrooms on a proposed second floor, are moderate, Mr. Lolio explained, and continued on stating that the only variance sought is for the overhang above the open existing front porch and two dormers that will encroach. It is his belief that keeping in the spirit of the cottage look will coincide with the character of the streetscape.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated January 15, 2018. He reviewed the one (1) variance required in detail (page 3 of 4), and the elimination of a second variance, for off street parking, after clarification from the applicant's professionals:

1. §525-15B(1) Table 1 - Building Setback

The General Review Comments 1-4 (page 4 of 5) and comments 5-14 (page 5 of 5) were reviewed and explained in detail, with all items being classified as conditions of approval.

Discussion was opened to the public within 200 feet and beyond at 6:17 PM, and closed with no public coming forward to comment.

Motion was made by Mr. Murray to approve §525-15B(1) Table 1 - Building Setback variance for the application, with all variances subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated January 15, 2018, seconded by Ms. Hesel and carried 7-0. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Mr. Murray and Mrs. Hutchinson stated their reasons for their vote in the positive for the application.

Ryan Platzer
208 Ocean Street
Block 1049, Lot(s) 2

The applicants representative, Robert Belasco, Esq., Licensed Professional Engineer, John Kornick, and property owner Ryan Platzer were sworn in for the record.

Robert Belasco, Esquire, representative for the Applicant, generalized the current property as it includes both retail and residential space. It is the intent of the applicant, he explained, to convert the structure to complete residential use. Mr. Belasco indicated that the property received HPC approval at its regularly scheduled meeting on October 16, 2017.

Ryan Platzer, property owner/applicant, cited that when he made the 2016 purchase of the property it was his intent to utilize the space strictly as residential for his growing family. He received demolition permits and is doing work himself while incorporating the historic architecture in conjunction with representatives of the HPC. At this point, Mr. Platzer explained, the work on the project has essentially stopped because further efforts will require the variance requests to be granted. Mentioning the proposed wading pool and shed to the membership, Mr. Platzer clarified that a neighbor's pool gave him the idea and that the shed's purpose is simply for storage, since the design of the home does not afford much storage for things such as bikes, beach accessories...etc.

Engineer, John Kornick addressed the board on behalf of the application, describing the types of variances presented before the board. He stated that since it is not feasible for the applicant to purchase additional land, the narrowness of the lot itself would trigger variances. Mr. Kornick explained the criteria for each variance applicable with the application; a c(1) variance, c(2) variance, and d(4) variance. It was stressed by the applicant's professionals that the increase in FAR was simply "filling in" or "rounding off" the rear of the structure, not expanding the structure in any way. Therefore the impact on the property is minimized substantially. The project is eliminating a commercial use in a residential zone and therefore is consistent with the Master Plan.

Members of the board asked particular questions of both the pool size and the fence proposed. Both items were clarified by the applicant and his professionals.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated February 7, 2018. He reviewed the eleven (11) variances required in detail (page 3 of 6), and the addition of a variance required for Building Setback Line (item number 12 below):

1. §525-19B(1) Table 1 - Lot Size
2. §525-19B(1) Table 1 - Lots Width & Lot Frontage
3. §525-19B(1) Table 1 - Rear Yard Setback
4. §525-19B(1) Table 1 - Side Yard Setback (Each)

5. §525-19B(2) - Lot Coverage
6. §525-52 - Floor Area Ratio (FAR) d(4) Use variance
7. §525-54A(5)9(a) - Patio/deck Width
8. §525-54A(5)9(b) - Patio/deck Setback
9. §525-61A(1) - Pool rear yard setback
10. §525-61A(1) - Pool side yard setback
11. §525-54 - Accessory Shed - Side Yard Setback
12. §525-19B(1) Table 1 - Building Setback Line

The details required for "C" and "D" variances and conditional use approval were briefly reviewed and item numbers 23 and 33 were classified as conditions of approval. The General Review Comments 1-6 (page 5 of 6) and comments 7-11 (page 6 of 6) were reviewed and explained in detail, with all items being classified as conditions of approval.

Discussion was opened to the public within 200 feet and beyond at 7:12 PM, and closed with no public coming forward to comment.

Motion was made by Mr. Murray to approve §525-19B(1) Table 1 - Lot Size, §525-19B(1) Table 1 - Lots Width & Lot Frontage, §525-19B(1) Table 1 - Rear Yard Setback, §525-19B(1) Table 1 - Side Yard Setback (Each), §525-19B(2) - Lot Coverage, §525-52 - Floor Area Ratio (FAR) d(4) Use variance, §525-54A(5)9(a) - Patio/deck Width, §525-54A(5)9(b) - Patio/deck Setback, §525-61A(1) - Pool rear yard setback, §525-61A(1) - Pool side yard setback, §525-54 - Accessory Shed - Side Yard Setback, and §525-19B(1) Table 1 - Building Setback Line, with all variances subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated February 7, 2018, seconded by Mrs. Lukens and carried 7-0. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Lukens, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Members stated their reasons for their vote in the positive for the record.

Motion made by Mr. Murray to adjourn the meeting at 7:20 PM with all in favor.

Respectfully Submitted, Tricia Oliver/Board Assistant.