

**City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, March 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. Murray, Vice Chairperson	Present
	Mr. Iurato	Absent - excused
	Mrs. McAlinden	Present
	Mrs. Werner	Present
	Ms. Hesel	Present
	Mr. Van de Vaarst	Present
	Mrs. Lukens (Alt. 1)	Absent - excused
	Mrs. Nelson (Alt. 2)	Present

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

* Board Chair, Diane Hutchinson stated that the meeting would proceed in the absence of Board Solicitor, Richard King, with Vice Chair, Mr. Murray stepping in for any necessary legal counsel. It was also mentioned that Mr. King was concurrently watching the meeting via live stream broadcast.

Minutes:

Motion made by Mr. Murray to adopt the minutes of February 22, 2018, seconded by Mrs. Werner and **carried 7-0**. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Nelson, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Resolutions:

Motion made by Mrs. McAlinden to approve Resolution number 03-22-2018: 1 Robert Gorgone, 1100 Missouri Avenue, seconded by Ms. Hesel and **carried 7-0**. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Nelson, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Van de Vaarst to approve Resolution number 03-22-2018: 2 Ryan Platzer, 208 Ocean Street, seconded by Mrs. Werner and **carried 7-0**. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Nelson, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Applications:

*Matthew & Simone Kane
817 Kearney Avenue
Block 1069, Lot(s) 6*

Board Engineer, Craig Hurless, the applicants representative, Ron Gelzunas, Esq., Architect, Catherine Lorentz, were sworn in for the record.

Mr. Ron Gelzunas, Esq., representing the applicant, detailed the existing property, as well as the features of the existing dwelling. He also addressed the board with a written statement from the applicants.

Architect, Catherine Lorentz generally described the property, detailing her site plans provided to the board members. Mrs. Lorentz mentioned interior renovations, including a new kitchen and bathroom, as well as new replacement windows, which essentially triggered the need for the presented variances. The project has also already received approved by the HPC. As the home is currently designed, she explained, the applicants/home owners must walk over 100 yards from the current parking at their garage to the main entrance of the home, which is also the only entrance. The proposed plan for the steps will create a more convenient access for the home owners to enter through the newly renovated kitchen. Mrs. Lorentz also mentioned that the steps themselves "hug" the structure of the house and do not protrude as far off the structure as some other aspects of the home currently do. It was also her belief that the architectural features of the stairs and associated addition break up the solidity of the side wall and add an architectural feature to the property; almost as if it were meant to be there. Mrs. Lorentz also provided photos of neighboring homes that also have side entrances, to further promote that this request was not untypical of the neighborhood.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated February 14, 2018. He reviewed the two (2) variances required in detail (page 4 of 5), and the elimination of a two (2) variances, for a rear yard setback and for off street parking, after clarification from the applicant's professionals:

1. §525-19B(1) Table 1 - Building Setback - Franklin Street
2. §525-19B(2) Table 1 - Lot Coverage

The General Review Comments 1 and 2 (page 4 of 5) and comments 3-10 (page 5 of 5) were reviewed and explained in detail, with all items being classified as conditions of approval.

Motion was made by Mr. Murray to approve §525-19B(1) Table 1 - Building Setback, and §525-19B(2) Table 1 - Lot Coverage variances 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 February 14, 2018, seconded by Mrs. Nelson and carried 7-0. Those in favor: Mrs. McAlinden, Mrs. Werner, Ms. Hesel, Mr. Van de Vaarst, Mrs. Nelson, Mr. Murray, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.
Members were able to state their reasons for voting in the positive for the record.

Discussion was opened to the public within 200 feet and beyond at 6:29 PM, and closed with no public coming forward to comment.

Motion made by Mr. Murray to adjourn the meeting at 6:33 PM with all in favor.

Respectfully Submitted, Tricia Oliver/Board Assistant.