

**City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, March 26, 2015**

Opening: In compliance with the Open Public Meetings Act of 1975, adequate notice of the meeting was provided. Chairman Hutchinson called the meeting to order at 6:30 P.M.

Roll Call:	Mrs. Hutchinson, Chairperson	Present
	Mr. Furlin, Vice Chairperson	Absent - Excused
	Mr. Iurato	Present
	Mr. Murray	Present
	Mrs. McAlinden	Absent - Excused
	Mrs. Inderwies	Present
	Mrs. Pharo	Present
	Ms. Hesel	Present
	Mrs. Werner	Present

Also Present: George Neidig, Board Solicitor
Craig Hurless, PE, PP, CME, Board Engineer
Jill Devlin, Board Assistant

Minutes

Motion made by Mr. Iurato to approve the meeting minutes of February 26, 2015, with correction, seconded by Mr. Murray and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Resolutions

Motion made by Mr. Iurato to approve Resolution #03-26-2015:1, Scott Peter, 910 Wenonah, Block 1087, Lot(s) 1, seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mrs. Pharo, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mrs. Pharo to approve Resolution #03-26-2015:2, Pamela Deblasio, 727 Page Street, Block 1077, Lot(s) 9, seconded by Mr. Iurato and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mrs. Pharo, Mr. Murray, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Chairman Hutchinson stated the application for Ocean Club was being postponed to the next meeting of April 23, 2015. George Neidig asked Lou Dwyer to please re notice for this application since it has been postponed a number of times.

Motion made by Mr. Murray to table the Ocean Club application till April 23, 2015, with the condition they re notice, seconded by Mrs. Inderwies and carried **7-0**. Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Applications

Robert and Kathleen Schanbacher
1029 Idaho Avenue
Block 1105, Lot(s) 32

Applicants Robert and Kathleen Schanbacher, Board Engineer Craig Hurless and Attorney Lou Dwyer were sworn in.

Attorney Dwyer opened by stating they were seeking variance relief under C1 for lot area, width and frontage which are all pre-existing conditions. He stated the lot is 6250 square feet in size and does have 50 feet of width and frontage which is very typical of the lots on Idaho Avenue. The proposal is to demolish the existing structure and replace with a new structure designed to fit that lot. The plans submitted meet all other requirements. He noted it is impossible to acquire any additional land for this lot. Attorney Dwyer entered exhibit A1 into the record which shows there would be no detriment to the neighborhood if the applicant was granted the relief from the pre-existing conditions.

There were no questions from the board.

Craig Hurless discussed his review memorandum dated March 17, 2015. Completeness review checklist items 9, 20, 21, 24 and 26 were all supported. The three variances that are necessary are all related to lot size. The requirements were reviewed and compared to the existing conditions. General review comments were discussed. Items 1, 3 and 4 were all addressed. Items 2, 6, 7, 8, 9, 10 are all conditions of approval.

There were no questions from the board for Craig.

The meeting was opened to the public within 200 feet at 6:43 PM.

Todd Christie, 1016 Cape May Avenue stated his concerns and had his questions answered satisfactorily. He asked that the gutters on the garage drain toward the front of the house instead of the back; Lou Dwyer stated that would be acceptable. He also questioned the placement of the A/C units.

Mark Kelleher, Builder, was sworn in to answer Mr. Christie's question regarding the A/C units. He stated they relocated the A/C units to the rear of the home.

The meeting was then closed to the public at 6:46 PM.

Mr. Hurless asked Attorney Dwyer if his clients would accept to provide gutters on the garage and connect that to a storm water system. If so revised storm water plans would need to be submitted that reflect that change.

Motion made by Mr. Murray to approve Completeness Waivers 9, 20, 21, 24 and 26, seconded by Mr. Iurato and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Iurato to approve the variances for Lot Size, Lot Width & Lot Frontage, seconded by Mrs. Pharo and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None. **Mr. Murray stated his reasons for approval for the record.**

Motion made by Mr. Iurato to approve Conditions 2, 6, 7, 8, 9, 10, and an additional condition to have the gutters on the garage drain toward the front of the property and connect to a storm drainage system, seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Lawrence A. Pray Builders, Inc.
1015 Idaho Avenue
Block 1105, Lot(s) 36

Larry Pray, Builder, Craig Hurless Board Engineer and Steven Fenwick, Architect were sworn in and clarified their credentials for the record.

Attorney Dwyer stated this was another undersized lot and entered exhibit A1 into the record. This lot is 6250 square feet and 50 feet in width, again pre existing conditions. There is no ability to make the lot any bigger. The applicant has designed the proposed property to meet all the other requirements. Mr. Fenwick reviewed the plans being presented before the board. Exhibit A2 was entered in the record which is a rendering of the proposed property. He detailed the home presented on the plans. Exhibit A3, a photo of the current home to be demolished and Exhibit A4, photos of the inside of the proposed property were entered into the record.

There were no questions from the board.

Craig Hurless discussed his review memorandum dated February 18, 2015. Completeness review items, 20, 21, 24, 26, 31 and 32 were all supported. A detailed zoning review was given. General review comments 2, 3, 4, 5 and 6 should all be conditions of approval, with an addition that the applicant comply with the Flood Damage Prevention Ordinance, if applicable.

There were no questions for Craig from the board.

The meeting was opened to the public at 7:02 PM and subsequently closed as there were no questions from the public.

Motion made by Mr. Murray to approve Completeness Review Items 20, 21, 24, 26, 31 and 32, seconded by Mrs. Pharo and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made by Mr. Iurato to approve variances for Lot Size, Lot Width and Frontage, seconded by Mrs. Pharo and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None. **Mr. Murray stated his reasons for approval for the record.**

Motion made by Mr. Iurato to approve General Review Comments 2, 3, 4, 5, and 6, with an additional condition the applicant comply with the Flood Damage Prevention Ordinance if applicable, seconded by Mr. Murray and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Murray, Mrs. Pharo, Ms. Hesel, Mrs. Werner, Mrs. Hutchinson. Those opposed: None. Those abstaining: None.

Motion made to adjourn at 7:05 PM by Mr. Murray with all in favor.

Respectfully Submitted, Jill Devlin/Board Assistant.