

City of Cape May Planning Board Meeting Minutes
Tuesday, June 9, 2026

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bezaire at 6:00 PM in the City Hall Auditorium. In compliance with the Open Public Meetings Act, adequate notice was provided.

Roll Call:	Mr. Bezaire, Chairperson	Present
	Mr. Jones, Vice Chairperson	Present
	Councilmember Bodnar	Present
	Mr. Crowley	Present
	Mr. Gorgone	Present
	Mr. Lundholm	Absent
	Deputy Mayor McDade	Present
	Mrs. Reed	Present
	Mr. Riggs	Present
	Mr. Padussis Alt # 1	Present
	Mr. Crippen Alt # 2	Present

Also Present: Richard King, Board Solicitor
Craig Hurless, Board Engineer and Planner
Karen Keenan, Board Secretary

Application(s):

Adis Inc.
1317 Beach Avenue
Block 1146 Lot(s) 6-24

Solicitor King announced this application adjourned to a future meeting with public re-notice required.

Cellco Partnership d/b/a Verizon Wireless
1045 Beach Avenue (nearest address)
Block 1101 Lot(s) 7 - Within Right of Way

Attorney Kevin Jones of Zublatt & Jones, PC introduced the application for conditional use and preliminary and final site plan approval to install a small cell wireless facility on a new pole to be installed to replace an existing pole. He said Verizon Wireless has an agreement with Atlantic City Electric to site the small cell wireless facility to add capacity and explained that small cell wireless supplements Verizon's coverage in an area.

Engineer Colleen Connelly of Scherer Design Group LLC and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Engineer Connelly was accepted as an expert in

engineering by Chairperson Bezaire. Engineer Connelly testified that the site meets all standards set forth in the conditional use standards of the ordinance.

Board members were allotted time for questions of Engineer Connelly.

Engineer Hurless then presented his memorandum dated May 13, 2026 including his completeness review and said the small cell wireless facility must comply with all applicable building and safety codes as a condition of approval. He explained that the proposed pole height complies with the requirements. The General Review Comments 1-7 were reviewed in detail and classified as conditions of approval. Engineer Hurless advised the Fire, Police, and Public Works Department recommended approval of the project in their reports dated May 21, 2026, May 21, 2026 and June 1, 2026, respectively. The Environmental and Shade Tree Commissions recommended approval in their reports dated June 5, 2026 and May 29, 2026, respectively. Engineer Hurless asked if the facility would meet the need, and Attorney Jones replied yes.

Board members were allotted time for questions of Engineer Hurless. Mr. Crowley asked about other Verizon installations. Attorney Jones said there are three: one on the water tank and two other macro sites in the city. He also shared that the small cell wireless will be used solely by Verizon. Engineer Connelly clarified that there will be a meter for electric usage to be paid by Verizon Wireless to Atlantic City Electric.

Discussion was opened to the public within two hundred feet at 6:16 PM.

Jennifer Pagano, 1039 Beach Avenue, was sworn in by Solicitor King. She lives at the Periwinkle Inn and believes small cell wireless negatively affects the health of people. She objected to the application.

Discussion was opened to the public beyond two hundred feet at 6:19 PM. Discussion was closed to the public at 6:19 PM.

Solicitor King explained the vote to the board.

Motion made by Deputy Mayor McDade to grant approval for conditional use and preliminary and final site plan subject to the conditions listed for in the memorandum, by Craig R. Hurless, PE, PP, CME, dated May 13, 2026 and subject to all conditions discussed at the hearing, seconded by Mr. Gorgone and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Riggs, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Discussion:

Payment of Bills

Motion made by Deputy Mayor McDade to approve the payment of bills, seconded by Mr. Jones and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor

McDade, Mrs. Reed, Mr. Crowley, Mr. Riggs, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Deputy Mayor McDade at 6:21 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary