City of Cape May Planning Board Meeting Minutes
Tuesday, September 8, 2026

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bill Bezaire at 6:02 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
Mr. Crowley		Present
Mr. Gorgone		Present
Mr. Lundholm		Present
Councilmember Bodnar		Present
Deputy Mayor McDade		Present
Mrs. Reed		Present
Mr. Riggs		Absent
Mr. Padussis	Alt # 1	Absent
Mr. Crippen	Alt # 2	Present

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

Applications:

SP Cape May Marina LLC
124 Rosemans Lane, Block 1061 Lot(s) 101.05

Solicitor King announced the application to be adjourned to be heard at the October 13, 2026 meeting with no further public notice required.

Discussion:

Master Plan Consistency Review of Ordinance ___-2026 An Ordinance Amending Zoning Code Regarding Minimum and Maximum Roof Pitch Requirements

Engineer Hurless explained the ordinance permits the Historic Preservation Commission (HPC) latitude regarding roof pitch less than 4/12 and gives the HPC more flexibility. He referred the board to his review memorandum dated August 3, 2026 where he cited Section 7.0 of the master plan reexamination which lists an objective that the HPC continue to make recommendations to the Planning Board on the implications for preservation of historic sites. Engineer Hurless believed the board can find the ordinance consistent with the master plan.

Board members were allotted time for questions. Member Crowley asked if the ordinance applies to all properties in the district, regardless of whether the rating is contributing or non-contributing.

Deputy Mayor McDade said that is how the ordinance reads, and Engineer Hurless said the latitude is to avoid the need for variances for roof pitch in the historic district.

Motion made by Deputy Mayor McDade that the ordinance amending the zoning code regarding minimum and maximum roof pitch requirement is consistent with the master plan, seconded by Mr. Crippen and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Payment of Bills

Motion made by Deputy Mayor McDade to approve the payment of bills, seconded by Mrs. and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Crippen, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made to adjourn by Mr. Lundholm at 6:08 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary