City of Cape May Planning Board Meeting Minutes
Tuesday, July 28, 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		Present
Deputy Mayor McDade		Present
Mrs. Reed		Present
Mr. Riggs		Present
Mr. Padussis	Alt # 1	Present
Mr. Crippen	Alt # 2	Absent

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

Resolution:

Motion made by Deputy Mayor McDade to adopt Resolution number 07-28-2026: 1 Cellco Partnership d/b/a Verizon Wireless, 1045 Beach Avenue (nearest address), Block 1101 Lot(s) 7 - Within Right of Way, seconded by Mrs. Reed and **carried 8-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Lundholm.

Minutes:

Motion made by Mr. Gorgone to approve the meeting minutes of June 9, 2026, seconded by Deputy Mayor McDade and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Motion made by Mr. Gorgone to approve the meeting minutes of June 23, 2026, seconded by Deputy Mayor McDade and **carried 7-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Riggs, Mr. Jones.

Application(s):

The two Adis Inc. applications were heard together with separate voting on each application.

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

Attorney Keith Davis of Nehmad Davis & Goldstein, PC introduced the application for site plan, preliminary and final site plan – waiver of requirements approval and substantial benefit variance relief for pergolas to be permanent and planter box within the front yard setbacks.

George Andy, President and Owner Operator of Adis, Inc., Architect William McLees of William McLees Architecture and Board Engineer and Planner Craig Hurless were sworn in by Solicitor King. Owner Andy shared that the pergolas, which permit light and air to pass through, are for more options for their guests. They want the pergolas to be permanent. He said the Historic Preservation Commission commented that they would like some vegetation, such as vines added to the sides of the pergolas.

Board members were allotted time for questions of Owner Andy. Deputy Mayor McDade asked that they address the comments of the Environmental Commission about using native species.

Architect McLees was accepted as an expert in architecture by Chairperson Bezaire. He described the pergolas and showed the locations on the site plan included in the application and offered the following exhibits:

A-1 Site Plan A1.01
A-2 Pergola Specifications Sheet

Architect McLees explained that permanent pergolas will be situated over the paver area and eliminate the need to replant vines each year. There are five total pergolas: four fourteen feet by ten feet and one ten feet by twelve feet. The lighting will be battery powered table lights. He said there is no net increase or decrease in seating, as seats will be moved from indoors to outdoors and vice versa. The total number of 146 total dining seats will not change. Architect McLees said the planter in the front lawn area will be permanently removed after the season.

He testified the site plan waiver is justified, and the purposes of zoning are advanced by providing adequate light, air and open space and promoting a desirable visual environment. He said there is no negative impact on the neighboring properties.

Board members were allotted time for questions of Architect McLees.

Engineer Hurless then summarized his memorandum dated May 26, 2026 including his completeness review and the waivers he supported. It was noted that an updated certified list of property owners within 200 feet of the property was provided. He detailed the requirements for the building setback variances sought. The General Review Comments 1-9 were reviewed in detail and classified as conditions of approval. Engineer Hurless advised the Fire, Police and Public Works Departments and Shade Tree Commission recommended approval of the project in their reports dated June 5, 2026, June 9, 2026, June 12, 2026 and June 4, 2026 respectively. The applicant agreed to comply with the Environmental Commission condition to use a native vine, such as coral honeysuckle or trumpetvine to attract hummingbirds and other pollinators, as listed in their report dated June 19, 2026. The Historic Preservation Commission approved the project via their Notice of Conceptual Approval dated May 18, 2026.

Board members were allotted time for questions of Engineer Hurless.

Discussion was opened to the public within two hundred feet and beyond at 6:50 PM and closed with no public coming forward to comment.

Solicitor King explained the vote to the board.

Motion made by Mr. Gorgone to grant approval for site plan, preliminary and final - waiver of requirements, §525-24B(1) Table 2 Building Setbacks – Beach Avenue Pergolas variance, §525-24B(1) Table 2 Building Setbacks – Beach Avenue Planter Box variance, with variances one through seven previously granted as listed on page five, subject to conditions 1-9 on pages six and seven in the May 26, 2026 memorandum by Craig R. Hurless, PE, PP, CME, and subject to all conditions discussed at the hearing, seconded by Deputy Mayor McDade and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

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

Owner Andy explained that they want three separate phases to build the event space first, as booking events require lengthy lead times. They want to generate revenue and have the hotel operating during construction with accessory parking to remain unchanged. The mortgage financing and ownership issues must be negotiated before the lots are consolidated and building permits are secured.

Board members were allotted time for questions of Owner Andy.

Architect McLees introduced the following exhibits:

A-3 Overall Phasing Area Plans G0.20
A-4 Overall Phasing Plan – Ground Floor A1
A-5 Overall Phasing Plan – Second Floor A2
A-6 Overall Phasing Plan – Third Floor A3
A-7 Overall Phasing Plan – Fourth Floor A4

Architect McLees described the exhibits in detail and advised changes, such as moving restrooms, elevator, lobby stair and offices, were made to allow functions to be continued during the phasing. The first phase (A) to be built is the event or banquet center, which is color coded red, the second phase (B) to be built is the hotel wing, which is color coded blue, and the third phase (C) to be built comprises the site improvements in the parking field, which is color coded orange, on the corner of New Jersey and Pittsburgh Avenues.

Board members were allotted time for questions of Architect McLees.

Deputy Mayor McDade asked if the number of rooms required to be booked will align with the event space guests and Architect McLees confirmed. Member Crowley asked if any of the conditions would change with the phasing application, and Attorney Davis said no.

It was determined that separate permits will be sought (one for each phase) and separate certificates of occupancy will be issued.

Deputy Mayor McDade asked about interdependencies of the structures. Architect McLees said the hotel is a concrete building, and the event center will be a steel building; the two are designed to be structurally independent.

Engineer Hurless asked if parking would change. Architect McLees replied by explaining, for example, if eight spaces are impacted, then they will take eight hotel rooms offline temporarily. Engineer Hurless asked what if a financial hardship is encountered, and Attorney Davis replied that they have Mr. Andy's testimony and commitment.

Member Reed asked when the beach house will be demolished and will there be roll down screening on the pergolas. The beach house is to be demolished in phase A. Owner Andy said there will be no roll down screening on the pergolas.

Engineer Hurless then summarized his memorandum dated July 2, 2026 including his completeness review and the waivers he supported and details to be conditions of approval. He detailed the requirements for the building setback variances sought. The Review Comments for Proposed Phasing 1-6 were reviewed in detail and classified as conditions of approval. The General Review Comments 1-20 listed in Resolution 07-09-2024: 1 carry forward with any approval.

Board members were allotted time for questions of Engineer Hurless.

Solicitor King stated that there are no variances related to the parking. He explained the risk of phasing where one phase done and then the other phases are not completed, because it becomes a project that is not the same as the project that was previously approved. Engineer Hurless confirmed with the applicant that the parking analysis remains unchanged. Deputy Mayor McDade suggested that future very large scale projects be viewed in a phasing manner and presented accordingly. Councilmember Bodnar said the phasing works for this project.

Discussion was opened to the public within two hundred feet and beyond at 6:50 PM and closed with no public coming forward to comment.

Solicitor King explained the vote to the board.

Motion made by Deputy Mayor McDade to grant approval for amended site plan, preliminary and final - phases A, B, and C, subject to conditions 1-6 as outlined in the July 2, 2026 memorandum, by Craig R. Hurless, PE, PP, CME, conditions 1-20 of Resolution 07-09-2024: 1 as listed on pages seven and eight, the additional condition that addresses number 3 on page six regarding parking: the applicant represents and agrees that the project is not to negatively impact the parking calculations as previously agreed to and as set forth in the resolution; however, there may be occasions during construction, including driving certain pilings for the event center, where some of the parking spaces may be rendered inoperative, during that period, the applicant will adjust the usage of the rooms to accommodate that parking, so they do not fall below the ratios that were part of the prior approval, and subject to all conditions discussed at the hearing, seconded by Mr. Jones and **carried 9-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mrs. Reed, Mr. Crowley, Mr. Lundholm, Mr. Riggs, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: None.

Discussion:

Member Crowley suggested forming a committee to begin a discussion on the master plan ahead of the reexamination due in two years. The board decided to formulate a committee at the next meeting.

Payment of Bills

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

Motion made to adjourn by Deputy Mayor McDade at 7:01 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary