City of Cape May Planning Board Meeting Minutes
Tuesday, October 27, 2026

Opening: The meeting of the City of Cape May Planning Board was called to order by Chairperson Bezaire at 6:01 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		Absent
Mr. Riggs		Present
Mr. Padussis	Alt # 1	Present
Mr. Crippen	Alt # 2	Present

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

Resolution(s):

Motion made by Mr. Lundholm to adopt Resolution number 10-27-2026: 1 RAJ Realty Investments LLC, 1501 Maryland & Idaho Avenues, Block 1177 Lot(s) 1 and 1501 Idaho & Cape May Avenues, Block 1178 Lot(s) 1, seconded by Deputy Mayor McDade and **carried 8-0**. Those in favor: Mr. Gorgone, Councilmember Bodnar, Deputy Mayor McDade, Mr. Lundholm, Mr. Riggs, Mr. Padussis, Mr. Jones, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Crowley.

Discussion:

2024 & 2025 Zoning Board of Adjustment Decisions Reports

Chairperson Bezaire began the discussion by saying that you look for a pattern of variances to see if an ordinance could address the requests variances. It was noted by Chairperson Bezaire and Deputy Mayor McDade that there are a lot of applications for properties in the R-2 Low/Medium Density Residential District. Member Crippen said a lot of this district have preexisting non-confirming properties. Engineer Hurless advised the annual decisions reports are used and analyzed when preparing the Master Plan Reexamination for evaluation.

Correspondence from Zoning Officer – R-4 Modified Medium-Density Residential District

Chairperson Bezaire began the discussion on the memo received from Bruce Britton Zoning Officer about the inconsistencies and deficiencies he is finding in the district. Chairperson Bezaire said the round table discussion is to bring the issues to the forefront with further discussion to follow. He believed there are issues with the quads with fences, sidewalks and parking. He said there were standards and conditions imposed in the subdivisions or by the Village Greene Association that were recorded but not included in the owners' deeds.

Chairperson Bezaire summarized copied pages of the deed books for distribution to the board with discussion to follow at a later meeting:

Book 1226, pages 474, 475 and 476 dated December 23, 1969
Book 1230, pages 774 and 775 dated March 30, 1970
Book 1607, pages 918, 919, 920 and 921 dated August 8, 1985
Book 1667, pages 359, 360 and 361 dated October 22, 1986

Engineer Hurless believed there were to be easements to protect the campus setting, common sidewalks, etc. and will share his report that was done regarding the district for future discussion.

Solicitor King said there are easements whether or not they are recorded properly. The way to fix it is probably not by zoning but perhaps by a declaratory judgment action via the city.

Deputy Mayor McDade said the sidewalks are used for movement back and forth to the outside streets, and there are utility boxes in the rear. Deputy Mayor McDade is President of the Village Greene Association. She shared that not all property owners are members of the association, as it is not a requirement. She said the issue is what owners can do with lots while keeping the campus feel. For example, an outside quad on a corner does not need to seek a variance to expand.

There was conversation on the prior discussion including fences, parking and emergency access. Engineer Hurless said direction and consensus are needed to fine tune the goals and objectives. He will recirculate the report that was prepared as a start to further discussion. The board decided to have the discussion together and not assign it to a subcommittee.

Member Riggs will reach out to Zoning Officer Britton for his input and presence at future meetings after the board discussion at the next meeting.

Member Lundholm wondered if there is a conflict of interest for members who own property in the district. Engineer Hurless said it is important to have input from owners. Solicitor King said it would be addressed when a vote is contemplated.

There was a brief discussion on conversion of a bed and breakfast back to a single family use and the need for variances. Engineer Hurless said you always want to bring things back into conformity, as there are a lot of nonconformities in Cape May.

Motion made to adjourn by Deputy Mayor McDade at 6:40 PM with all in favor.

Respectfully submitted: Karen Keenan, Board Secretary