City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, July 23, 2026

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

Roll Call:

Mrs. Werner, Chairperson		Present
Mr. Venuto, Vice Chairperson		Present
Mr. Ledwin		Present
Mrs. Notch		Present
Ms. Sheehan		Absent
Mr. Walsh		Present
Mr. Zektzer		Present
Mr. Yeager	(Alt. 1)	Present
Ms. Stevenson	(Alt. 2)	Present

Also Present: Richard King, Board Solicitor
Craig Hurless, PE, PP, CME, Board Engineer & Planner
Karen Keenan, Board Assistant

Resolution(s):

Motion made by Mr. Venuto to adopt Resolution number 07-23-2026: 1, Michael Mortimer, 444, 446 & 448 West Perry Street, Block 1031 Lot(s) 3, 4 & 5.01, seconded by Mr. Ledwin and **carried 5-1**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Zektzer, Mr. Yeager, Mr. Venuto. Those opposed: Mr. Walsh. Those abstaining: Mrs. Werner.

Motion made by Mr. Zektzer to adopt Resolution number 07-23-2026: 2, 420 Perry Street LLC, 420 & 422 West Perry Street, Block 1031 Lot(s) 15, seconded by Mr. Yeager and **carried 5-1**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Zektzer, Mr. Yeager, Mr. Venuto. Those opposed: Mr. Walsh. Those abstaining: Mrs. Werner.

Motion made by Mrs. Notch to adopt Resolution number 07-23-2026: 3, Christine Carlson-Glazer, 107 Ocean Street, Block 1057 Lot(s) 25, seconded by Mr. Ledwin and **carried 7-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Walsh, Mr. Zektzer, Mr. Yeager, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

Minutes:

Motion was made by Mr. Venuto to adopt the meeting minutes of June 25, 2026, seconded by Mrs. Notch and **carried 7-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Walsh, Mr. Zektzer, Mr. Yeager, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

Application(s):

Adam & Colleen Curtin
911 Washington Street, Block 1094 Lot(s) 21

Attorney John Amenhauser of The DeWeese Law Firm introduced the application seeking substantial benefit and use variance approval for the expansion of the nonconforming two uses and floor area ratio (FAR) increase to construct a two-story addition to the single family dwelling, pervious paver driveway and walkways.

Owners Adam and Colleen Curtin and Architect Pamela Fine of Fine Architecture were present and sworn in by Solicitor King along with Board Engineer Craig Hurless.

Adam Curtin gave a history of their ownership of the property and said they added the pool. They want to renovate the dated house and expand the main bedroom suite. Member Venuto asked about the additional structure, and Adam Curtin responded that it consists of two bedrooms, a kitchenette and bathroom. He added there are two stories above the garage, and they use it for their guests.

Architect Fine was accepted as an expert in architecture by Chairperson Werner. She described the existing site conditions as shown on SU-1 Existing Floor Plans, SU-2 Existing Elevations and the expansion of the footprints of the first and second floors on P-1 Proposed Floor Plans to add a bathroom and walk-in closet to the main bedroom on the second floor. There is no expansion of the footprint of the third floor where the walls will be moved to add a bathroom.

Architect Fine said both buildings are historic, circa 1900 and shown on the Sanborn maps. She said the lot coverage will be reduced by replacing concrete with pavers. Architect Fine explained that the property is suitably situated to handle the increased use and the number of bedrooms and the intensity really do not change. The property has been present for over one hundred years, and there is adequate off-street parking. She testified the purposes of zoning are advanced by securing safety from fire, flood, panic and other natural and man-made disasters, providing adequate light, air and open space, promoting a desirable visual environment and good civic design and arrangements and promoting the conservation of historic sites and districts. She said there is no substantial detriment to the zone plan, public good, and zoning ordinance. The Historic Preservation Commission unanimously approved the addition. Architect Fine said they agree to the Shade Tree Commission conditions that the one large hackberry on the right side of the rear garden is to remain and a tree protection zone to be in place for construction. Engineer Hurless asked that the plan be revised to show the tree, and Architect Fine agreed.

Board members were allotted time for questions of Architect Fine.

Engineer Hurless then summarized his memorandum dated May 27, 2026 including his completeness review and the waivers he supported. He detailed the requirements for variances for use (expansion of non-conforming use—two uses), floor area ratio, lot size per dwelling unit and side yard setback sought. He said it is reasonable to assume that this mass and size is appropriate for a lot with two units on it if the use was permitted. There is no increase in bedrooms

and no increase in parking demand. The air conditioning platform is the reason for the setback variance; the main part of the addition is within the setback requirements. The General Review Comments 1-10 were reviewed in detail and classified as conditions of approval. Engineer Hurless advised the Fire and Public Works Departments and Shade Tree Commission recommended approval of the project in their reports dated June 9, 2026, June 12, 2026 and June 4, 2026 respectively. The applicant will comply with the Shade Tree Commission conditions. The Historic Preservation Commission (HPC) approved the project via their resolution 2025-32; the applicants believed they did not need Zoning Board approval when they applied to the HPC.

Board members were allotted time for questions of Engineer Hurless.

Discussion was opened to the public within two hundred feet and beyond at 6:45 PM and was closed with no public coming forward to comment.

Motion was made by Mr. Ledwin to grant approval for: §525-16A & §525-9 Use (Expansion of Non-conforming use), §525-52 Floor Area Ratio (FAR), §525-16B(1) Table 1 Lot Size per dwelling unit, and §525-16B(1) Table 1 Side Yard Setback variances with waivers 8, 19, 23, and 33, subject to conditions 1-10 on pages five and six in the May 27, 2026 memorandum by Craig R. Hurless, PE, PP, CME, and subject to all conditions discussed at the hearing, seconded by Mr. Yeager and **carried 7-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Walsh, Mr. Zektzer, Mr. Yeager, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

<u>Discussion</u>:

Payment of Bills

Motion made by Mr. Venuto to approve the payment of bills, seconded by Mrs. Notch and **carried 7-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Walsh, Mr. Zektzer, Mr. Yeager, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

Motion made by Mr. Zektzer to adjourn the meeting at 6:50 PM with all in favor.

Respectfully Submitted by Karen Keenan, Board Secretary