City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, August 27, 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		Present
Mr. Walsh		Absent
Mr. Zektzer		Present
Mr. Yeager	(Alt. 1)	Absent
Ms. Stevenson	(Alt. 2)	Absent

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

Resolution(s):

Motion made by Mr. Ledwin to adopt Resolution number 08-27-2026: 1, Adam & Colleen Curtin, 911 Washington Street, Block 1094 Lot(s) 21, seconded by Mrs. Notch and **carried 5-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: Mr. None. Those abstaining: Ms. Sheehan.

Minutes:

Motion was made by Mr. Zektzer to adopt the meeting minutes of July 23, 2026, seconded by Mrs. Notch and **carried 5-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: Ms. Sheehan.

Application(s):

Hulse Family Trust
409 Jefferson Street, Block 1086 Lot(s) 4

Present for this application for zoning review under 525-73 were owners Glenn Hulse and Christine Hulse and design representative Adam Crossland of AJS Design. Mr. and Mrs. Hulse, Mr. Crossland and Engineer Hurless were sworn in by Solicitor King. Mr. Hulse described the project to expand the living space by moving a bedroom to the rear and expanding the kitchen.

He said the prior variance was for an open front porch. The review was required under ordinance even though the proposed two story rear addition meets the zoning requirements.

Board members were allotted time for questions.

Engineer Hurless then summarized his memorandum dated August 18, 2026 including his completeness review and the zoning requirements for the board. He said the project is under the minimum lot coverage and under the maximum floor area ratio, so not being overdeveloped. He reviewed the 2016 resolution and said the proposed addition does not negatively impact the prior approval. He said the Historic Preservation Commission approved the project, and he believes the board can grant approval for the zoning review.

Board members were allotted time for questions of Engineer Hurless. Member Sheehan asked about the setbacks, and Engineer Hurless replied that the project is not encroaching on the setbacks.

Discussion was opened to the public within two hundred feet and beyond at 6:13 PM and was closed with no public coming forward to comment.

Solicitor King explained the vote for the board.

Motion was made by Ms. Sheehan to grant approval for: Zoning Review under §525-73 subject to conditions 1-9 on pages three and four in the August 18, 2026 memorandum by Craig R. Hurless, PE, PP, CME, subject to any conditions in Zoning Board variance resolution 05-26-2016:4 not listed in the Hurless memorandum and subject to all conditions discussed at the hearing, seconded by Mrs. Notch and **carried 6-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Ms. Sheehan, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

TS 1015 Beach LLC
1015 Beach Avenue, Block 1095 Lot(s) 3

Attorney Keith Davis of Nehmad Davis Goldstein PC introduced the application seeking use variance approval to construct an addition to the single-family residential dwelling and relocation of the detached garage/accessory apartment. A new covered porch, patio, swimming pool, driveway and curb cut are also proposed. The use variance is for the relocation of the non-conforming detached garage/apartment use. Present for this application were the owners' son-in-law Bruce Worrall, Architect Deborah Slaunwhite of Asher Slaunwhite & Partners LLC and Planner Tiffany Morrissey. Mr. Worrall, Architect Slaunwhite and Planner Morrissey were sworn in by Solicitor King. Engineer Hurless remained under oath.

Mr. Worrall said they are doing property maintenance as well as the addition to the main house and pool. He said the house is used by extended family. He confirmed that the first floor of the garage is used for beach equipment storage and bikes.

Board members were allotted time for questions.

Architect Slaunwhite was accepted as an expert in architecture by Chairperson Werner. She presented and described in detail the following exhibits:

Exhibit A-1 Sheet V-9 Interior and Exterior Photos of the Garage
Exhibit A-2 Sheet V-8 Elevations, First and Second Floor & Roof Plans of the Garage
Exhibit A-3 Sheet V-2 Site Diagrams of Existing Survey and Landscape Plan & Legend
Exhibit A-4 Sheet V-4 Proposed Renderings, Front & Rear

Architect Slaunwhite described the garage with the separate entrance to the living area and interior staircase. She said the garage base floor has a legal parking space and no water service except a hose bib. She explained they want to lift the garage nine and a half inches to meet the zoning code. She said the garage has existed for more than twenty years, and they will not be expanding the garage in any way. They will move it to a conforming location which will allow placement of a pool in the center of the lot and vehicular access from Stockton Avenue. She said the proposed project conforms to the floor area ratio permitted and brings the garage off the property line. Architect Slaunwhite explained the front porch of the house will be returned to open air by removing the glass. She testified the project advances the purposes of zoning by promoting a desirable visual environment and agreed to the conditions listed in the board engineer's report.

Board members were allotted time for questions. Member Sheehan asked about the pavers and lot coverage. Architect Slaunwhite said they are within the lot coverage limit.

Planner Morrissey was accepted as an expert in planning by Chairperson Werner. Planner Morrissey described the existing condition of the non-confirming living accommodations over the garage which is historic. She testified the side yard setbacks will come into conformance resulting in an overall improvement in open space in the side yards of the property. The aesthetic will be improved, and non-historic features will be removed. She said the variance height is to protect the structure. Additionally, she said the property is unique as a through lot and access from Beach Avenue will be removed and provide an on-street parking space. Planner Morrissey testified the project is beneficial as it encourages municipal action to guide the appropriate use of development of all lands to promote public health, safety, morals and general welfare and secures safety from fire, flood, panic and other man-made disasters. She said the project advances the purposes of zoning by providing adequate light, air and open space, creating and promoting establishment of appropriate population densities and concentrations that contribute to the well-being of persons, neighborhoods, communities, regions and preservation of the environment, promoting a desired visual environment through creative development techniques and good civic design and arrangement. She said they are not over developing the property. She testified there is no impairment to the zoning ordinance, public good or the master plan. She said the project has conceptual approval from the Historic Preservation Commission (HPC). She said the benefits outweigh any detriments.

Board members were allotted time for questions. Member Notch appreciated they are moving and renovating the garage versus demolishing it.

Engineer Hurless then summarized his memorandum dated July 7, 2026 including his completeness review, the waiver he supported and the waivers to be conditions of approval. He detailed the requirements for variances for use (expansion of non-conforming use—two uses), and height – garage dwelling accessory sought. The General Review Comments 1-25 were reviewed in detail, including the curb cut to be replaced with curbing, 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 July 4, 2026, July 22, 2026 and July 28, 2026 respectively. The applicant will comply with the Shade Tree Commission explicit condition that the new/proposed landscaping plan be followed with the 23 new trees as referenced on the site diagram be added.

Board members were allotted time for questions of Engineer Hurless. Member Sheehan asked about the setbacks, and Engineer Hurless replied that the project is not encroaching on the setbacks.

Discussion was opened to the public within two hundred feet and beyond at 6:52 PM and was closed with no public coming forward to comment.

Solicitor King explained the vote for the board.

Motion was made by Ms. Sheehan to grant approval for: §525-9, §525-55 & §525-19A Use (Expansion of Non-conforming Use) and §525-55(3)(a) Accessory Structure Height variances, subject to conditions 5, 18, and 27 on page two, subject to conditions 1-25 on pages five, six and seven in the July 7, 2026 memorandum by Craig R. Hurless, PE, PP, CME and the added condition that the Beach Avenue curb cut be eliminated and subject to all conditions discussed at the hearing, seconded by Mr. Ledwin and **carried 6-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Ms. Sheehan, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

Huntington House LLC
107 Grant Street, Block 1021 Lot(s) 1

Attorney Anthony Monzo of Monzo Catanese DeLollis PC introduced the application for site plan, preliminary and final approval and substantial benefit and use variance relief for partial demolition and additions to the structure, known as Hotel Alcott, including a courtyard, swimming pool, new stair towers, mechanical rooms and sauna. The number of hotel rooms is proposed to increase from 31 to 39, and the restaurant seats are proposed to be reduced from 140 to 34, which reduces the intensity of the use and the number of parking spaces required by 23. Attorney Monzo said the lot coverage will be reduced by 5%. He said the applicant purchased the property in 2021.

The following exhibits were distributed:

Exhibit A-1 Photos and Renderings
Exhibit A-2 Photos of Existing Conditions
Exhibit A-3 Packet of 4 Mercantile Licenses 2023-2024 to 2026-2027

Principal Owner Curtis Bashaw, Professional Engineer and Planner Paul Kates of Kates Schneider Engineering LLC and Architect Richard Stokes of Stokes Architecture & Design were sworn in by Solicitor King. Engineer Hurless remained under oath.

Owner Bashaw provided a history of the hotel which was built in the 1880s. He said it was then used to house summer staff, sold in the 1990s and used as a 31-room hotel and restaurant with weddings in the off season. When he purchased the hotel, they used it for staff housing and have since secured staff housing in other locations. Now they want to restore it and use it as a hotel, focusing on nice rooms with amenities, including a pool, and less focus on the restaurant. They want to increase the light, air and open space and feel the eight additional guest rooms are a better use for the neighborhood and require less employees. He said the hotel never had parking for the guests and estimated additional tax revenue for the rooms of $100,000 annually.

Attorney Monzo said they are requesting a recommendation from the board on the elimination of two metered parking spaces for a loading zone for check in and check out of hotel guests in addition to the one fifteen-minute existing loading zone. Engineer Hurless discussed this with the City Manager, and approval by City Council will be required as well for the removal of on-street parking spaces. Owner Bashaw said the check-in time is 3:00 PM and check-out time is 11:00 AM. Engineer Hurless wondered if fifteen minute meters would be beneficial. After discussion, it was recommended that a fifteen minute loading zone and eliminating one metered space is sufficient.

A break was taken at 7:19 PM. The meeting resumed at 7:26 PM.

Architect Stokes was accepted as an expert in architecture by Chairperson Werner. Architect Stokes said the property was last renovated in the 1990s, and they plan to make the property ADA compliant and bring it up to code. He showed and described Sheet Z101, the Site Plan, and the exhibit photos in detail and said the courtyard is underused. He said the restaurant will be a small café, and Owner Bashaw said it will be primarily for guests.

Board members were allotted time for questions of Architect Stokes. Member Sheehan asked for the locations of the kitchen and trash. Architect Stokes showed the kitchen on the Sheet A101, the First Floor Plan, and the trash, which consist of three totes, is next to the bike rack. Owner Bashaw said there is daily pickup of trash.

Engineer Kates was accepted as an expert in engineering and planning by Chairperson Werner. He testified the building has been in existence on the site for many decades and qualify for c(1) variances. He said the purposes of zoning are advanced by encouraging municipal action to provide adequate light, air and open space, promoting the establishment of appropriate population densities, providing sufficient space in appropriate locations, promoting the desirable visual environment and promoting the conservation of historic sites, districts, open space, energy resources and valuable natural resources in the state and to prevent urban sprawl and degradation through improper use of land. He testified there is a benefit to the public and no detriment to the

intent or purpose of the zone plan. He said the benefits outweigh the detriments and are an improvement to the site.

Architect Stokes testified that the structure does qualify for relief as a historic structure and confirmed the project qualifies for a variance from the Flood Damage Prevention Ordinance 258-7B which is necessary to retain the historic character and design of the structure.

Board members were allotted time for questions of Engineer Kates and Architect Stokes. Member Sheehan asked about the lot coverage, pool equipment and valet parking. Architect Stokes said the lot coverage is reduced from 95% to 90% by removing the addition and using permeable pavers. He said the pool equipment is labeled on the plan and is located next to the laundry. Owner Bashaw said there is no plan to use valet parking. If they get space offsite for parking, they will come back to the board to review any proposed valet parking plan.

Engineer Hurless asked about a relationship to the C-2 zone. Engineer Kates said the property is one block from the C-2 zone where the use would be permitted. The property is in the R-S zone.

Engineer Hurless then summarized his memorandum dated August 3, 2026 including his completeness review, the waivers he supported and those to be conditions of approval. He said the applicant provided the board with testimony of the history of the uses onsite. He detailed the requirements for variances for use (expansion of non-conforming use), lot size, building setback on Grant Street and North Street, rear yard setback, side yard setback, lot coverage, parking and added variances for flood elevation sought. 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 August 7, 2026, August 10, 2026 and August 5, 2026 respectively. The Historic Preservation Commission (HPC) conceptually approved the project via their Notice of Conceptual Approval dated June 15, 2026.

Board members were allotted time for questions of Engineer Hurless. Member Sheehan asked about a pool buffer. Engineer Hurless said they are providing a solid, physical buffer. Architect Stokes said they are constructing a wall at the rear of the pool plus adding landscaping.

Discussion was opened to the public within two hundred feet and beyond at 8:15 PM and was closed with no public coming forward to comment.

Solicitor King explained the vote for the board. Member Ledwin made a positive comment on the proposed improvements and expressed concern about the blocking of Jackson Street near the Virginia Hotel. Engineer Hurless said Grant Street is of sufficient width and construction to support the use. Owner Bashaw said the parking for Hotel Alcott is on the side of the hotel and does not require as many delivery trucks as are needed on Jackson Street.

Motion was made by Mr. Venuto to grant approval for: Site Plan, Preliminary & Final with §417-5C(3)(v) and (w) waivers and subject to conditions §417-5C(3)(f), (o), (p), (q), (r) and (y), §525-19A Use (Expansion of Non-conforming Use), §525-19B(1) Table 3 Lot Size, §525-19B(1) Table 3 Building Setback, Grant Street & North Street, §525-19B(1) Table 3 Rear Yard Setback, §525-

19B(1) Table 3 Side Yard Setback, §525-19B(2) Table 1 Lot Coverage, §525-49C Parking, §525-59D(3) Height and §258-7B Flood Damage Protection – Historic Structures variances, subject to conditions 19, 27, and 28 on page two, subject to conditions 1-19 on pages eight and nine in the August 3, 2026 memorandum by Craig R. Hurless, PE, PP, CME, and subject to all conditions discussed at the hearing, seconded by Ms. Sheehan and **carried 5-1**. Those in favor: Mr. Ledwin, Mrs. Notch, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: Ms. Sheehan. Those abstaining: None.

Member Sheehan felt that the reduction of the size of the building should be made into parking and that the reduction of lot coverage is not an improvement. She did not agree with the removal of three or two parking spots, since there is reduction in the number of restaurant seats and hotel rooms. She believed that more seats could be added to the restaurant around the pool or on the porch, and the variance will not benefit the community due to the parking.

Discussion:

Payment of Bills

Motion made by Mrs. Notch to approve the payment of bills, seconded by Mr. Venuto and **carried 6-0**. Those in favor: Mr. Ledwin, Mrs. Notch, Ms. Sheehan, Mr. Zektzer, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: None.

Motion made by Ms. Sheehan to adjourn the meeting at 8:32 PM with all in favor.

Respectfully Submitted by Karen Keenan, Board Secretary