City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, September 24, 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		Absent
Mrs. Notch		Present
Ms. Sheehan		Present
Mr. Walsh		Present
Mr. Zektzer		Absent
Mr. Yeager	(Alt. 1)	Absent
Ms. Stevenson	(Alt. 2)	Present

Also Present: Richard King, Board Solicitor
Karen Keenan, Board Assistant

Resolution(s):

Motion made by Mr. Venuto to adopt Resolution number 09-24-2026: 1 Hulse Family Trust, 409 Jefferson Street, Block 1086 Lot(s) 4, seconded by Mrs. Notch and **carried 4-0**. Those in favor: Mrs. Notch, Ms. Sheehan, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: Mr. Walsh, Ms. Stevenson.

Motion made by Ms. Sheehan to adopt Resolution number 09-24-2026: 2 TS 1015 Beach LLC, 1015 Beach Avenue, Block 1095 Lot(s) 3, seconded by Mrs. Notch and **carried 4-0**. Those in favor: Mrs. Notch, Ms. Sheehan, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: Mr. Walsh, Ms. Stevenson.

Motion made by Mr. Venuto to adopt Resolution number 09-24-2026: 3 Huntington House LLC, 107 Grant Street, Block 1021 Lot(s) 1, seconded by Mrs. Notch and **carried 3-1**. Those in favor: Mrs. Notch, Mr. Venuto, Mrs. Werner. Those opposed: Ms. Sheehan. Those abstaining: Mr. Walsh, Ms. Stevenson.

Minutes:

Motion was made by Ms. Sheehan to adopt the meeting minutes of August 27, 2026, seconded by Mr. Venuto and **carried 4-0**. Those in favor: Mrs. Notch, Ms. Sheehan, Mr. Venuto, Mrs. Werner. Those opposed: None. Those abstaining: Mr. Walsh, Ms. Stevenson.

Discussion:

Payment of Bills

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

Motion made by Ms. Sheehan to adjourn the meeting at 6:05 PM with all in favor.

Respectfully Submitted by Karen Keenan, Board Secretary