

**City of Cape May Planning Board Meeting Minutes  
Tuesday, January 8, 2019**

**Opening:** The meeting of the City of Cape May Planning Board was called to order by Chairman Bill Bezaire at 6:30 PM. In compliance with the Open Public Meetings Act, adequate notice was provided.

<b>Roll Call:</b>	Mr. Bezaire, Chairperson	Present
	Mr. Shuler, Vice Chairperson	Present
	Mr. Elwell	Present
	Mr. Macciocchi	Present
	Councilmember Hendricks	Present
	Mr. Inderwies	Present
	Mr. Jones	Present
	Mayor Lear	Present
	Dr. Maslow	Present
	Dr. Wolf      Alt #1	Absent - <b>excused</b>
	Mr. Martz      Alt #2	Present

**Also Present:** Richard King, Esquire - Board Solicitor  
Craig Hurless - Board Engineer  
Rhiannon Worthington - Board Assistant

**Reorganization:**

**Oath of Office:** All members in attendance were instructed to sign their Oaths of Office and return them to the Board Assistant.

**Chairperson:**

**Motion made by Mr. Inderwies to appoint William Bezaire as Chairman of the Board,** seconded by Mr. Jones and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Martz, Mr. Shuler. Those opposing: None. Those abstaining: Mr. Bezaire.

**Vice Chairperson:**

**Motion made by Mr. Inderwies to appoint Harley Shuler as Vice Chairman of the Board,** seconded by Mr. Elwell and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Martz, Mr. Bezaire. Those opposing: None. Those abstaining: Mr. Shuler.

**Board Attorney:**

**Motion was made by Mr. Elwell to appoint Richard King, Esquire, as Board Attorney,** seconded by Mr. Jones and **carried 10-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Martz, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Board Engineer/ Planner:**

**Motion made by Mr. Inderwies to appoint Craig R. Hurless of Polistina & Associates as Engineer/Planner to the Board,** seconded by Mr. Martz and **carried 10-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Martz, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Conceptual Review Committee:**

**Mr. Bezaire noted that the board has a standing Conceptual Review Committee.** No action taken.

**Meeting Dates & Time 2019:**

There was discussion regarding the proposed meeting date of November 4, 2019 and the board agreed the date should be changed to November 12, 2019.

**Motion made by Mr. Jones to adopt the Planning Board meeting dates and time,** seconded by Dr. Maslow and **carried 10-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Official Newspaper:**

**Mr. Bezaire noted that the Board, as determined by Council, uses the Cape May Star and Wave and alternately, the Press of Atlantic City, for noticing purposes.**

**Resolutions:**

**Motion was made by Mr. Inderwies to adopt Resolution number 01-08-2019: 1, appointing the Planning Board Solicitor,** seconded by Dr. Maslow and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Motion was made by Mr. Shuler to adopt Resolution number 01-08-2019: 2, appointing the Planning Board Engineer and Planner,** seconded by Mr. Elwell and **carried 9-0.** Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposing: None. Those abstaining: None.

**Applications:**

***Lokal Stockton LLC  
5-9 Stockton Place  
Block 1064, Lot(s) 17***

Mr. Ronald Gelzunas, Esquire, Mr. Adam Crossland, Project Designer, Mr. Matthew Hinder, Professional Planner, Mr. David Shropshire, Traffic Planner, Chad and Courtney Ludeman, Property Owners, and Board Engineer, Craig Hurless, were sworn in for the record.

Board Engineer Craig Hurless, PE, PP, CME, then summarized his latest memorandum dated January 2, 2019. Mr. Hurless explained the ten (10) variances required in detail:

1. §525-23B(1) Table 2 - Building Setbacks – Stockton Place
2. §525-23B(1) Table 2 - Rear Yard Setbacks
3. §525-23B(1) Table 2 - Side Yard Setbacks - Accessory Structure
4. §525-49C(4) - Parking - Number of Spaces & Stacked/Back Out
5. §525-59E(7) - Parking within Setbacks – Stockton Place
6. §525-59E(7) - Parking within Setbacks - Side Yards (both)
7. §525-49B(1) - Parking Buffer
8. §525-59E(7) - Off Street Parking – Curb Cut
9. §525-49A(1) & 525-59D - Paved Parking Surface
10. §525-48H(3) - Signage – Frame Width

The General Review Comments 1-4 (pages 7 & 8 of 10), Parking & Circulation Comments 5-12 (page 8 of 10), Grading, Drainage, & Utilities Comments 13-16 (page 9 of 10), Solid Waste Comment number 17 (page 9 of 10), Signage, Lighting, & Landscaping Comments 18-22 (pages 9 & 10 of 10), and Other Requirement Comments 23-31 (page 10 of 10) were reviewed and explained at length, and all were classified as conditions of approval; with addition(s) referenced by the Engineer.

**Discussion was opened to the public within 200 ft. and beyond at 8:55 PM.**

**Jean Krupinski, 18 Stockton Place**, stated her concerns regarding the property, but not with regard to stacked parking, which she indicated that she in fact utilizes at her home.

**Thomas Keyword, Esq., on behalf of Charles Terrance Shield, 11 Gurney Street**, spoke in support of the application. He stated that Mr. Shield wants to see the area improve as financially viable, and updating dilapidated properties improves the neighborhood. He also confirmed that the structure was moved back to the original location after pilings were placed.

**Tai Menz, 18-20 Gurney Street**, spoke in support of the application. Indicated that many properties in the area have stacked parking and that generally cars and parking does not turn over much. He also noted that the Rusty Nail and Marquis de Lafayette both have back out parking on Beach Drive, which is a significantly busier street.

**Bill Seeger, 1361B Vermont Avenue**, spoke against the application. He cautioned the board approving back out parking in a town which promotes biking and cycling. He also noted concern

about the potential for development across the street which could further complicate the traffic situation on the street.

**Discussion was closed to the public at 9:18 PM.**

**Motion made by Mr. Elwell to approve the Preliminary and Final Site Plan with variance approvals for §525-23B(1) Table 2 - Building Setbacks – Stockton Place, §525-23B(1) Table 2 - Rear Yard Setbacks, §525-23B(1) Table 2 - Side Yard Setbacks – Accessory Structure, §525-49C(4) - Parking – Number of Spaces & Stacked/Back Out, §525-59E(7) - Parking Within Setbacks – Stockton Place, §525-59E(7) - Parking Within Setbacks – Side Yards (both), §525-49B(1) - Parking Buffer, §525-59E(8) - Off Street Parking – Curb Cut; subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated January 2, 2019 seconded by Mr. Jones and carried 7-2. Those in favor: Mr. Elwell, Mr. Macciocchi, Mr. Inderwies, Mr. Jones, Mayor Lear, Mr. Shuler, Mr. Bezaire. Those opposed: Councilmember Hendricks, Dr. Maslow Those abstaining: None.**

**Motion made by Mr. Elwell to grant variance approval for §525-48H(3) - Signage – Frame Width; subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated January 2, 2019 seconded by Mr. Jones and carried 9-0. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.**

**Motion made by Mr. Bezaire to grant variance approval for §525-49A(1) & 525-59D – Paved Parking Surface; subject to all conditions of approval discussed at the hearing and outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated January 2, 2019 seconded by Dr. Maslow and carried 9-0. Those in favor: Mr. Elwell, Mr. Macciocchi, Councilmember Hendricks, Mr. Inderwies, Mr. Jones, Mayor Lear, Dr. Maslow, Mr. Shuler, Mr. Bezaire. Those opposed: None. Those abstaining: None.**

**Motion made to adjourn by Mr. Jones at 10:39 PM with all in favor.**

**\*\*Copy of presentation available on the City of Cape May website.**

**Respectfully submitted: Rhiannon Worthington, Temporary Board Assistant**