

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
WORKSHOP MEETING – AUGUST 20, 2019**

The Workshop Meeting of the Borough of West Cape May Planning-Zoning Board, held at the Municipal Building, 732 Broadway, was called to order by Chairperson Belasco at 7:30 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

ROLL CALL:

Members:

Art Joblin	absent	Peter Burke	present
Bob Hewitt	present	Carol Sabo	present
Doris Jacobsen	absent	TJ Belasco	present
Kevin O’Neill	absent	<u>Alternates:</u>	
Lisa Roselli	present	Lindsay Casale	absent
Paul Mulligan	present		

Also Present:

Raymond Roberts, Board Engineer
Richard M. King Jr., Board Solicitor
Theresa Enteadó, Board Secretary

NEW BUSINESS:

Shade Tree Commission Presentation

Wayne Hoffman, the Shade Tree Commission (STC) Chairperson, introduced himself along with Vice Chairperson Dave Hammond, Arborist Mickey Riggin, Treasurer Bill Oetinger and Secretary Susan Hoffman.

Mr. Hoffman discussed some accomplishments of the STC and expressed the commission’s desire to continue to serve, but admitted that there were some frustrations. He wanted to make the Board aware of three issues in particular that continue to arise. First, the number of trees that were damaged due to construction. Second, the lack of compliance to plant replacement trees by the individual owners and contractors. Third, the lack of enforcement of borough ordinances relative to trees. Mr. Hoffman added that in the past two months he has noticed a tremendous effort to improve on this last issue.

The STC created an inventory for all applications made in 2018. Out of the requests to remove 78 trees; 62 were approved, 15 were denied, and 1 was tabled. The approved requests total to 50 replacement trees being required. To date the STC is only aware of 12 replacement trees being planted.

Mr. Riggin provided the Board with a brief history of his qualifications. He also discussed ANCI standards that are used for the industry, in particular section five, protecting trees during construction and site plan, and section eight, root management and protection. Mr. Riggin said he has witnessed multiple areas of failing to protect the trees in West Cape May and he stated the type of construction damage is almost always root damage. According to him, each tree needs a certain amount of root area to survive, which varies from tree to tree. For Southern Jersey he recommends that the formula to use is one foot of radius around the tree for every inch of trunk diameter.

He used 107 Second Avenue as an example to illustrate that if the STC was involved from the beginning, the 50 inch maple tree on that property could have been saved. To avoid this type of scenario, the contractor needs to know the area he has to work with before he submits a plan therefore a requirement to protect the root zone must be established. Another example was 205 Atlantic Avenue, a red maple tree should have had a 25 foot radius fenced off which would have come close to the house but would have left enough room for equipment. Mr. Hoffman said the contractor was offered fencing but did not use it and he said another cedar tree on the site was killed as well.

Board Member Burke discussed making sure the construction office is aware of and on board with our tree ordinances as well as the zoning office. Mr. Riggin once again expressed his opinion that if the protection zones are not established on the initial plans then the contractors cannot bid the work properly, and you will have violations and the tree zone will not be maintained. The last picture/example was of tree protection zone violation. Mr. Riggin said the contractor was told to put fencing around the trees and the contractor simply did not do that.

Board Solicitor King asked for clarity on the current process versus what the STC would like it to be. He also asked for clarity on the type of issues. Did they arise from projects with site plans from which the applicant has deviated (the Board), or is the applicant receiving a permit with no standards applied (zoning officer)? Because these are two different parts of the ordinance and they are scenarios with different review processes. He also asked if the STC was notified on every application. Board Engineer Roberts, said currently the regulations that the STC would like to see are not in place for site plans before this Board.

Board Member Mulligan wanted to point out that most citizens don't understand the role of the planning board. He explained to the STC members the need for relief and when an applicant would go to the zoning officer alone versus when they would need to come before the planning board.

Mr. Roberts wanted to remind the Board that if there is eventually an amendment to add regulations to the ordinance, they have to decide if those regulations, in any way shape or form, adversely impact development within the Borough.

It was agreed that standards should be adopted and the STC should research other municipalities for a model ordinance that might address some of their concerns. They should create an ordinance for the Borough to present to the Commissioners at their next available meeting. There must also be a decision made as to whether or not the STC will be involved in

the review of all plans. The meeting ended with no formal action being taken.

PRIVILEGE OF THE FLOOR:

When no one else wished to speak, the meeting was adjourned at approximately 8:40 PM carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó
Board Secretary