

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
REGULAR MEETING – September 11, 2018**

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 Chairman Belasco at 7:00 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

ROLL CALL:

Members:

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

Also Present:

Brock Russell, Esq., Board Solicitor
Raymond M. Roberts, Board Engineer
Theresa Enteadó, Board Secretary

APPLICATIONS:

Application 011-18, MECA Investments LLC, 750 Park Blvd., Block 21, Lot 42, New Application – Minor Subdivision with Variance Relief

Chairman Belasco announced that the application for MECA Investments LLC, Application No. 011-18, for the property at 750 Park Boulevard, Block 21, lot 42, proposal for Minor Subdivision with Variance Relief, was withdrawn. Solicitor Russell confirmed that if the applicant wishes to return in the future, a new application would need to be processed from the beginning.

NEW BUSINESS:

2018 Housing Element Fair Share Plan

Susan Gruel of Heyer Gruel & Associates Planning Firm, briefly described each ordinance and answered a few Board questions. She said adopting the ordinances is the last step in order to get the judgement of repose which will give the Borough protection from any affordable housing litigation until July 2025.

ORDINANCES:

Ordinance #548-18, Affordable Housing Ordinance

On Motion of Bob Hewitt, seconded by Art Joblin, Ordinance No. 548-18 was deemed substantially consistent with the Borough of West Cape May Master Plan on roll call vote as follows: all members present voting in the affirmative.

Ordinance #549-18, Mandatory Set Aside Ordinance

On Motion of Art Joblin, seconded by Bob Hewitt, Ordinance No. 549-18 was deemed substantially consistent with the Borough of West Cape May Master Plan on roll call vote as follows: all members present voting in the affirmative.

Ordinance #550-18, Accessory Apartment Program Ordinance

On Motion of Lisa Roselli, seconded by Bob Hewitt, Ordinance No. 550-18 was deemed substantially consistent with the Borough of West Cape May Master Plan on roll call vote as follows: all members present voting in the affirmative.

Ordinance #551-18, Commercial Set Aside Ordinance - Amending the Borough's C-1, C-2, and C-3 Districts

On Motion of Lisa Roselli, seconded by Bob Hewitt, Ordinance No. 551-18 was deemed substantially consistent with the Borough of West Cape May Master Plan on roll call vote as follows: all members present voting in the affirmative.

MINUTES:

August 14, 2018 Regular Meeting

On motion of Carol Sabo, seconded by Kevin O'Neill, the Minutes of August 14, 2018 Regular Meeting were approved, on roll call vote as follows: Bob Hewitt, Art Joblin, Paul Mulligan, Kevin O'Neill, Lisa Roselli, Carol Sabo, Lindsay Casale, and TJ Belasco voting in the affirmative.

APPLICATIONS:

Application 010-18, Steven Ferra, 414 Park Boulevard, Block 7, Lot 15, New Application - Minor Site Plan with Variance Relief

Steven Ferra, co-owner of 414 Park Boulevard was sworn in. Pamela Fine, of Fine Architecture, introduced herself as project architect and was sworn in as well. Ms. Fine started with photos of the existing conditions, marked as Ferra Exhibit 1. She testified that the home was neglected for many years and has undergone random additions that do not enhance the home. She referenced the P-1 sheet on the plans, and described the proposed wrap around front porch as well as a small addition on the right side. Ms. Fine testified that the bulk of the changes are to the rear of the building. She said the lot width and frontage are existing non-conformities, at 39.3 each where 50 is required, that cannot be addressed. She said the side yard and total side yard are also issues, but the rear yard is fine, no variances are needed. She mentioned existing

non-conforming issues with the accessory building. Ms. Fine testified that what is being proposed is a smaller footprint than what was existing as far as the house is concerned. She admitted that the proposal will show lot coverage increase a little but will remain compliant, and there would be a reduction in the side yard variances.

Ms. Fine discussed elevations on the P-2 sheet, and said the wrap around porch as well as the small addition to the side follow the roof line and will be historically appropriate. She said the back additions draw from the original gable details and window styles for a seamless addition with the same height as the original building.

Ms. Fine testified that the applicant has already received unanimous HPC approval.

Ms. Fine addressed some discrepancies on the site plan. She said an older survey from 2003 that she first used, showed the house on a slant with different property lines and dimensions, so a new survey was completed in 2018 which puts the house right along the setback line, as it is on her plans.

In response to a Board member's question, Ms. Fine testified that the exterior siding will be all wood and she referred the Board to her material note sheet.

Mr. Roberts, Board Engineer, was sworn in and testified that the major discrepancies were addressed with the updated survey. Mr. Roberts advised the Board that the side yard for the main structure and the addition both must be approved for variance as well as the front porch, even though it is a small difference, and the total side yard that is at 15.1 not 16. Mr. Roberts asked for testimony on the remains of the shed. Mr. Ferra testified that the shed was not salvageable so a new one was built on the same cement slab, so the same footprint as the old shed. Mr. Roberts clarified that this will still require variance as well. Mr. Roberts said the HVAC system was moved to the rear of the property as suggested in his report. He also said an existing tree as well as a telephone pole with guy wire, both sit where the designated parking spot will be and asked the applicant to explain access to parking. Mr. Ferra testified that the tree has already been removed and said Atlantic City Electric relocated the guy wire. Mr. Ferra also testified that his landscaping plan shows the planting of two new trees to replace the one that was removed. Mr. Roberts asked about the embankment from the street leading up to the parking space. Mr. Ferra said the existing grade of the property will be preserved and that he is aware a grading permit will be required. Mr. Ferra testified there would be no fencing. Mr. Roberts asked about lighting. There was a brief discussion about downward facing lights and the applicant agreed to revise the plans to show the details of the lighting that would be subject to the Board Engineer's approval.

Doris Jacobson, the Board's HPC liaison, confirmed the HPC meeting and approval for the record.

The floor was opened to residents within 200 feet and beyond. Bruce Wheeler of 145 Emerald Avenue was sworn in and testified that he lives next door to the property and he thinks this will be a tremendous improvement to the area and has no objections to the proposal. When no one else expressed a desire to speak, the public portion was closed.

Board Solicitor Brock Russell advised the Board this would be minor site plan approval with variance for front yard, side yard, and total side yard, as well as for pre-existing non-conforming lot width, lot frontage, and side yard for the accessory structure; subject to all conditions noted in Mr. Roberts' review letter as well as those made during testimony, including HPC approval and downward facing lighting.

On motion of Paul Mulligan, seconded by Art Joblin, the aforementioned application was approved on roll call vote as follows: all members present voting in the affirmative.

PRIVILEGE OF THE FLOOR:

Board Member Art Joblin asked for confirmation that he could destroy the paperwork for the MECA application. He was advised by Solicitor Russell that yes he did not have to hold on to that paper work.

Board Member Bob Hewitt asked if the EC could present findings of the ERI to the Planning Board. The Board agreed it could be scheduled for a workshop meeting.

The Board Secretary submitted tentative 2019 meeting dates and advised the Board they would be on the next agenda to be approved.

Paul Mulligan wanted to say Cape May County & Rutgers together, ran studies in response to a statement that Cape May County is difficult to evacuate, and they find the statement not to be true. Data shows seamless evacuation with no traffic issues.

Art Joblin asked why we swear in the public. Solicitor Russell said it is a requirement during the public portion of a formal hearing.

When no one else wished to speak, the meeting was adjourned at 8:18 PM, carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó
Board Secretary