

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
REGULAR MEETING – November 12, 2013**

The Regular Meeting of the Borough of West Cape May Planning-Zoning Board, held at the Municipal Building, 732 Broadway, was called to order by Chairman Mulligan at 7:00 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

ROLL CALL:

Members:

Doris Jacobsen	present	Kevin O’Neill	present
Art Joblin	present	Diane Rea	present
Tina Johnson	present	Carole Sabo	present
Pam Kaithern	present	Alternates:	
Mark Kulkowitz	absent	TJ Belasco	present
Paul Mulligan	present	vacancy	

Also Present: Brock Russell, Esq., Board Solicitor
Ray Roberts, Board Engineer
Elaine Wallace, Recording Secretary

MINUTES: On motion of Art Joblin, seconded by Doris Jacobsen, the minutes of October 8, 2013 were approved unanimously on roll call vote.

RESOLUTIONS

Ann Butchart/Marian Luongo, Block 35, Lot 14, 107 Goldbeaten Alley

On motion of TJ Belasco, seconded by Diane Rea, the resolution was approved on roll call vote as follows: Kaithern and Sabo abstaining, all remaining members present voting in the affirmative.

Robert Klenk, Block 33, Lot 6, 310 First Avenue

On motion of Art Joblin, seconded by Tina Johnson, the resolution was approved on roll call vote as follows: Kaithern and Sabo abstaining, all remaining members present voting in the affirmative.

Andrew Charchalis, Block 21, Lot 11, 701 Grand Avenue

On motion of Doris Jacobsen, seconded by TJ Belasco, the resolution was approved unanimously on roll call vote.

NEW BUSINESS:

Jeffrey Marr, Application 005-13, Block 6, Lot 7, 135 Pearl Street

Owners Denise and Jeffrey Marr, and builder Archie Garnett were sworn in by Solicitor Russel. Mr. Marr explained the application is for building a wrap-around front porch, which would be in keeping with the character of the neighborhood. The property is nonconforming for front yard setback and the addition of the porch would decrease the front yard setback to 7.2’ from the back

edge of the sidewalk. Mr. Marr testified that most houses on the street have front porches that go right up to the sidewalk. The applicants already received approval from the HPC. Engineer Roberts was sworn in by Solicitor Russell and reviewed his report. The application is straightforward for a front yard setback variance. Mr. Roberts did question how the on-site parking would be affected. Mr. Marr explained the parking would be in the same area without any changes. They tested out the access and didn't have any problems, in fact they would be able to park two cars in the existing parking area. Mr. Roberts asked about fencing and the applicants are not planning any changes. He also asked about rainwater runoff from the additional roof area. The applicants were amendable to placing a rain barrel for water collection. Art Joblin commented on the fact that, although the change would increase a nonconformity, it would bring the house more into keeping with the neighborhood and the borough is very supportive of open front porches. Pam Kaithern asked if there would be any additional lighting and the owners were not planning any. Tina Johnson asked the owners if they had any plan for landscaping and if there would be any effect on a tree near the proposed porch. Jeff Marr explained they will dig up the existing 3' garden, move the plants during construction and then replace them. The new garden may not be as wide, but will still be a mix of grass and plants as it is now. They will try to save the tree, but if they can't, then they'll plant another to replace it.

The Chair opened the public hearing to anyone within 200'.

Nancy Iapalucci, 117 Pearl Avenue, was sworn in by Solicitor Russell and spoke in favor of the proposal.

The Chair opened the public hearing to the general public. When no one wished to speak the public hearing was closed on motion of Art Joblin, seconded by TJ Belasco.

Art Joblin made a motion to approve the application for variances including decreasing the front yard setback from 15.2 to 7.2 feet subject to the conditions on the record and requiring revised plans to show placement of rain barrels for collection of run off. Carol Sabo seconded the motion which was carried unanimously on roll call vote.

PRIVILEGE OF THE FLOOR: No comments

On motion of Tina Johnson, seconded by TJ Belasco, the meeting of December 10th was cancelled and the December 17th meeting will be a regular meeting.

On motion of Doris Jacobsen, seconded by Diane Rea, and carried by unanimous voice vote, the meeting adjourned at 7:44 PM.

Respectfully submitted,

Elaine L. Wallace
Recording Secretary