

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REGULAR MEETING – June 9, 2015**

The Work 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 7:18 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

**ROLL CALL:**

Members:

Doris Jacobsen	absent	Kevin O’Neill	present
Art Joblin	present	Diane Rea	present
Pam Kaithern	present	Carole Sabo	present
Mark Kulkowitz	absent	Alternates:	
Barbara Lamb	present	TJ Belasco	present
Paul Mulligan	present	Lisa Roselli	present

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

**MINUTES** On motion of Carol Sabo, seconded by TJ Belasco, the minutes of May 26, 2015 were approved on roll call vote as follows: Rea and Roselli abstaining, all remaining members present voting in the affirmative.

**NEW BUSINESS:**

**Resolution #12-2015, Application 003-15, Doc1, LLC, Block 34, Lot 6&7, 110 Broadway**

On motion of Art Joblin, seconded by TJ Belasco, the aforementioned resolution was approved on roll call vote as follows: Roselli abstaining, all remaining members present voting in the affirmative.

**Application #002-15, Margaret Steger, Block 34, Lot 14, 102 Second Avenue**

Pam Kaithern and Carol Sabo recused themselves because application was made for D variances. Applicant Steve Steger was sworn in by Solicitor Russell. Also appearing was Lou Dwyer, attorney for the applicant, and Harold Noon licensed planner and surveyor. Mr. Noon was recognized as an expert by Solicitor Russell. The subject property is located on the corner of Second Avenue and McCollough Alley and contains a historic home that fronts on Second and a detached garage that fronts on McCollough. Mr. Steger testified the house has been in the family since 1945 and he wishes to add a second living unit to the property for his use. Rather than take away from the historic structure, he is seeking permission to demolish the existing detached garage and replace it with a new garage with an apartment above. This will require a D variance for a second single family structure on the property. The applicant originally requested a D variance for FAR as well, but is able to avoid that by using qualifying LEED points that will allow square footage credits. Lastly, a C variance is needed for building height, which is limited to 15’ for accessory buildings and is proposed to be 28’. Harold Noon testified the added height will still be in keeping with, and not be a detriment to, the neighborhood. Also, the R-1 district allows 2 family dwellings. By leaving the historic home alone and adding a new garage, the applicant is in keeping with the historic preservation goal of zoning. Steven Steger felt the

addition of an affordable housing unit would be beneficial to the Borough. Board Engineer Ray Roberts was sworn in by Solicitor Russell and he reviewed his report. The applicant has supplied the requested site plan and a discrepancy with the setback was corrected. Applicant also supplied the requested stormwater management plan. The proposed living unit will require 2 parking spaces, which Mr. Dwyer testified will be provided by the 2 car garage being proposed as well as additional parking in the driveway. Barbara Lamb asked what type of siding is being proposed. The plan shows vinyl siding, which the HPC approved since it will be new construction.

Chairperson Mulligan opened the public hearing to anyone within 200' and then to the general public.

Carol Sabo, 402 Broadway, was sworn in by Solicitor Russell. She requested the applicant consider using hardy board, instead of vinyl because it looks more like wood and would look better. Mr. Steger agreed to use it, rather than vinyl siding.

Pam Kaithern, 207 Stevens Street, was sworn in by Solicitor Russell. She asked the engineer to explain how the setbacks are calculated when there are two front yards.

When no one else wished to speak the public hearing was closed on motion of Art Joblin, seconded by Kevin O'Neill. Attorney Lou Dwyer summarized the application.

Solicitor Russell explained the applicant withdrew his D variance request for FAR, conditioned on meeting the LEED point requirements, to be reviewed by the Board Engineer. Also, the applicant has agreed to the condition that hardy board will be used to side the new building. Mr. Russell advised the board to vote first on the D variance. If it passes, the board can vote on the c variance.

Art Joblin made a motion, seconded by TJ Belasco, to approve the D variance with conditions as set forth above. The motion was approved unanimously on roll call vote.

Kevin O'Neill made a motion, seconded by Barbara Lamb, to approve minor site plan and c variance with conditions as above. The motion was approved unanimously on roll call vote.

**Application #005-15, HDI Associates, Block 5, Lot 20, 112 Pearl Street**  
Applicant did not notice for a D variance, so the application was not heard.

**PRIVILEGE OF THE FLOOR:** No comments

On motion of Pam Kaithern, seconded by Carol Sabo, and carried by unanimous voice vote, the meeting adjourned at 7:54 PM.

Respectfully submitted,

Elaine L. Wallace  
Recording Secretary