

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REGULAR MEETING –JULY 11, 2017**

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 O’Neill at 7:32 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
Doris Jacobsen	present	Lisa Roselli	present
Art Joblin	present	Carole Sabo	present
Pam Kaithern	absent	<u>Alternates:</u>	
Barbara Lamb	present (7:35)	Lindsay Casale	present
Paul Mulligan	present	Janet Payne	absent

Also Present:

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

**NEW BUSINESS:**

Chairman O’Neill advised the Board that the meeting would start off with discussion about lighting issues in the Borough. Board Member Paul Mulligan discussed the requirement of external lighting for buildings along with the complaints that sometimes are received due to the overspill of light onto neighbors’ properties. He said that many New Jersey Municipalities now have Dark Skies Ordinances that generally require compliance with lighting on the ground by use of directional lighting. Mr. Mulligan said that ten years ago it was difficult to comply with such ordinances but with technology today it is much easier. He went on to discuss the benefits of the technology available today and the affordability of different types of lighting. He said downward facing lighting, even if not officially certified per Dark Skies, can illuminate the ground to prevent trips and falls while at the same time preventing light shining into neighbors’ windows. Mr. Mulligan passed around a fixture that he was using on his home that he purchased for \$19.99. He described how it did not have an ordinary bulb but instead a flat plat that sends light downward only. He also provided pictures that demonstrated the differences.

There was additional discussion about directional lighting and LED lights. It was suggested that the commissioners consider passing an ordinance making downward facing lighting a requirement. Board Member Carol Sabo agreed that this would be added to the next commissioner’s meeting agenda. Mr. Mulligan offered copies of ordinances that he had as well as the suggestion to look at the sample ordinance on the Dark Skies website.

Solicitor Russell agreed the Borough should probably have a lighting ordinance. He knows of some municipalities that require shielded lighting.

Solicitor Russell briefly discussed wireless facilities in the rights-of-way and the challenges municipalities may face.

Chairman O’Neill asked the Board Engineer, Ray Roberts to explain the Grading

Ordinance that was recently adopted. Mr. Roberts explained that submitting a grading plan is now a requirement on the zoning application and subject to Borough Engineer review. He said applicants must also submit an as-built drawing and added what is in place now should be a big improvement for the future.

**MINUTES:**

**June 13, 2017 Regular Meeting**

On motion of Paul Mulligan, seconded by Doris Jacobsen, the minutes of June 13, 2017 regular meeting were approved on roll call vote as follows: Doris Jacobsen, Art Joblin, Barbara Lamb, Paul Mulligan, Lisa Roselli, Lindsay Casale, and Kevin O’Neill voting in the affirmative.

**RESOLUTIONS:**

**Resolution #0011-17 Approving Minor Subdivision, for Lawrence A Pray Builders Inc, 315 Fifth Ave., Block 52, Lot 53.01, App 008-17**

On motion of Paul Mulligan, seconded by Art Joblin, the aforementioned resolution was approved on roll call vote as follows: Doris Jacobsen, Art Joblin, Barbara Lamb, Paul Mulligan, Lisa Roselli, Lindsay Casale, and Kevin O’Neill voting in the affirmative.

**Resolution #0012-17 Approving Minor Subdivision, for 307 Pittsburgh Avenue Realty LLC, 411 Pacific Ave., Block 41, Lot 18, App 009-17**

On motion of Paul Mulligan, seconded by Lisa Roselli, the aforementioned resolution was approved on roll call vote as follows: Doris Jacobsen, Art Joblin, Barbara Lamb, Paul Mulligan, Lisa Roselli, Lindsay Casale, and Kevin O’Neill voting in the affirmative.

Seeing no one in the audience and no one else with a desire to speak, the meeting was adjourned at 7:57 PM on motion of Paul Mulligan and carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó  
Board Secretary