

**MINUTES OF BOARD OF COMMISSIONERS
WORK SESSION AND REGULAR MEETING
APRIL 11, 2018**

The Work Session of the Board of Commissioners of the Borough of West Cape May was called to order by Mayor Sabo at 7:00pm. The Open Public Meetings Statement was read by Mayor Sabo who then led those present in the flag salute. Mayor Carol Sabo, Deputy Mayor Burke and Commissioner Francis answered roll call. Also in attendance: Municipal Clerk Suzanne Schumann, Solicitor Chris Gillin-Schwartz, Engineer James Oris, Chief Financial Officer Frank Donato, Finance Assistant Lauren Vitelli and Police Chief Anthony Marino.

WORK SESSION

PROCLAMATION – ARBOR DAY 2018

PROCLAMATION – FIREFIGHTER & POLICE RECOGNITION

OLD BUSINESS:

NFIP Community Rating System:

Nothing new to report.

Verizon Wireless Proposal:

Nothing new to report.

Review of Properties with Municipal Liens:

Nothing new to report.

Dark Skies - Downward Facing Lights:

Nothing new to report.

Microbreweries and Distilleries:

Solicitor Gillin-Schwartz reviewed the proposed changes to the Zoning Ordinance to include regulations for Microbreweries and Distilleries. Solicitor Gillin-Schwartz indicated that these uses would be permitted on Sunset Boulevard, Park Boulevard and Broadway, with Sunset Boulevard and Park Boulevard being the two most suitable areas. Commissioner Francis asked the difference between a liquor license and a microbrewery/distillery license. Deputy Mayor Burke asked about the permission of outside seating while consuming at a location. The Board of Commissioners decided to further review this Ordinance and not introduce at this meeting.

Protection of Borough Owned Property:

Nothing new to report.

NEW BUSINESS:

Parking on Stevens Street:

Maureen Behrmann, 125 Stevens Street, asked the Commissioners if there was a parking plan for the events which take place twelve weekends a year at Beach Plum Farm. Ms. Behrmann specifically asked how many parking spaces were on plans for Beach Plum Farm and asked the status of the renovated buildings on the property.

Solicitor Gillin-Schwartz indicated the the property is commercial farmland which is regulated by the County Board of Agriculture and the State's Right to Farm Act, both of which lessen the Borough's control over the property. Mayor Sabo indicated that the Borough is victim of its own success and suggested that the Governing Body reach out to the property owner to discuss plans of the property as well as the parking concerns. Deputy Mayor Burke mentioned the regulation for restaurant parking in the Borough which is one space per six seats and believes the dinner events at the farm cover adequate parking. Deputy Mayor Burke also spoke of the "no parking" signs which are provided by the CMPD to place along Stevens Street during the farm's events. Chief Marino indicated that these signs are placed during all event weekends to avoid traffic congestion. Chief Marino expressed the little area for enforcement in that area due to the narrow roadway and lack of open space. Chief Marino believes the radar sign which the Borough is purchasing will provide relevant data for traffic enforcement in the area. Engineer Oris suggested reaching out to the County's Board of Agriculture to see if any new plans have been filed for Beach Plum Farm.

Ms. Behrmann asked for confirmation that the new/renovated buildings on the property cannot be used as a hotel or bed and breakfast. This information was confirmed and indicated that the buildings can be used as rentals, but not as a hotel or bed and breakfast style.

Barbara Hoepp, 509 Fourth Avenue, Unit 2, suggested the idea of Stevens Street being a one-way street. Mayor Sabo indicated that this would have to be a permanent change and not only on event weekends. Deputy Mayor Burke expressed concerns with adding traffic to West Drive. Commissioner Francis agreed with Mayor Sabo's earlier comment that the Commissioners should reach out to the property owner for clarification.

REVIEW OF REGULAR MEETING: Mayor Sabo reviewed the Consent Agenda and Non-Consent agenda items.

PUBLIC PORTION:

-none-

REGULAR MEETING:

BUDGET:

87-18 Read by Title Only and Open Public Hearing on 2018 Municipal Budget

On motion by Commissioner Francis, seconded by Deputy Mayor Burke, Resolution 87-18 was adopted and the Public Hearing for the 2018 Municipal Budget was opened.

Frank Donato, CFO, reviewed the budget and the proposed amendments which would include an increase in capital improvements to cover the down-payment of the bond for various street improvements, borough hall parking lot improvements, a new DPW vehicle and infrastructure updates, as well as an increase to water/sewer to cover the cost of the Water Quality Accountability project. With these amendments, there would still be a zero percent increase in the budget.

Barbara Hoepp, 509 Fourth Avenue, Unit 2, asked if Oak Avenue was scheduled for improvements and if a sidewalk was being added. Mayor Sabo indicated that Oak Street is scheduled for improvement without a sidewalk and indicated that the project timeline is within 2 years.

Greg Basile, DPW Supervisor, thanked the Board of Commissioners for accepting the budget requests and stated that the new truck will be replacing two trucks.

When no one else wished to speak, the public hearing was closed.

88-18 Budget Amendment

Commissioner Francis made a motion to approve Resolution 88-18, Budget Amendment, seconded by Deputy Mayor Burke. The motion was carried unanimously on roll call vote.

CONSENT AGENDA: On motion of Deputy Mayor Burke, seconded by Commissioner Francis, the following Consent Agenda was unanimously approved on roll call vote.

Minutes:

March 28, 2018 – Work Session and Regular Meeting

Ordinances for Introduction and Publication:

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| 539-18 | **TABLED** An Ordinance Amending Section 27 of the Borough Code Regarding Permitted Uses in the Commercial Districts |
| 540-18 | Bond Ordinance Providing for Various Capital Improvements in and by the Borough of West Cape May in the County of Cape May, New Jersey, Appropriating \$2,350,000 Therefor and Authorizing the Issuance of \$2,288,096 Bonds or Notes of the Borough to Finance Part of the Cost Thereof |

Resolutions:

- | | |
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| 89-18 | Authorizing a Professional Services Agreement with Remington & Vernick Engineers to Perform Geographic Information System (GIS) and Asset Management Plan in Connection with the New Jersey Water Quality Accountability Act |
| 90-18 | Bill Payment |

NON-CONSENT AGENDA

Resolutions:

NONE

Ordinances for Second Reading and Public Hearing:

- | | |
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| 538-18 | An Ordinance Amending the Property Maintenance Code
<i>Mayor Sabo opened the public hearing. When no one wished to speak, the public hearing was closed and Deputy Mayor Burke made a motion, seconded by Commissioner Francis, to adopt Ordinance 538-18. The motion was carried unanimously on roll call vote.</i> |
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COMMISSIONER REPORTS

Commissioner Francis mentioned that the Cape May Point meeting which he attended relative to Wetlands and Fresh Water Restoration which provided interesting information on the topic. Commissioner Francis also spoke about the vision for bikeways and walking trails on the island.

Deputy Mayor Burke mentioned the two hour bikeway meeting today which he attended and would encompass all four neighboring towns south of the canal to promote safe biking. It was also mentioned that it is expected that there will be upcoming improvements to Sunset

Boulevard which would provide bike-friendly roadways. Deputy Mayor Burke indicated that the Arbor Day Tree Giveaway sold out quickly and is scheduled to attend the Arbor Day Event at the West Cape May Elementary School on Friday.

Mayor Sabo mentioned the Borough Yard Sale on May 12 and Bulk Trash Day on May 16. Mayor Sabo expressed excitement for the upcoming bike projects. Mayor Sabo thanked the Finance Office for their hard work on the budget.

PUBLIC PORTION

Barbara Hoepf, 509 Fourth Avenue, Unit 2, requested a Proclamation for Clara Harris who lived on Fourth Avenue, was an independent business woman who sold Avon and was the Queen of 3-day yard sales. Ms. Hoepf mentioned that the services for Ms. Harris are being held on April 18, 2018.

Bill Wenzel, Sunset Boulevard, thanked the Governing Body for considering breweries in West Cape May, as he believes that it is something which tourists are looking for on the island and it is a popular use which is less invasive to neighbors. Mr. Wenzel indicated that most breweries are open for business between Noon and 8:00pm.

Chief Marino spoke of the excess amount of dump trucks in town, working on the project between Oreo Pit and the old Magnesite property. These dump trucks have been asked to use roadways other than Broadway (Stimpson and Bayshore), due to the County's roadway project. Chief Marino also indicated that he thinks biking to breweries will become popular on the island.

When no one else wished to speak, the meeting was adjourned at 8:12pm on motion of Commissioner Francis, seconded by Deputy Mayor Burke.

Respectfully submitted,

Suzanne M. Schumann, RMC
Municipal Clerk