

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
WORKSHOP MEETING – April 28, 2015**

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 7:06 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	absent
Art Joblin	present	Diane Rea	present
Pam Kaithern	present	Carole Sabo	present
Mark Kulkowitz	absent	Alternates:	
Barbara Lamb	present	TJ Belasco	absent
Paul Mulligan	present	Lisa Roselli	present

Also Present: Elaine Wallace, Recording Secretary
Elan Zingman-Leith, Chair HPC
Barbara Hoepf, HPC member
Norman Roach, Zoning Officer

OLD BUSINESS:

Review of Master Plan: Susan Gruel and Fred Heyer of Heyer Gruel and Associates, the professional planners appointed by the board to assist with the master plan reexamination, joined the board to review the goals, objectives and assumptions in the various elements of the existing master plan. The first element discussed was infrastructure and the board was content to keep the sewer service area as it exists. Environmental Issues were discussed next and the board was still strongly in favor of farmland and open space preservation. The consultants then discussed the Historic Preservation element with the board and the representatives of the Historic Preservation Commission. The HPC Chair stated his commission has been successful with preservation of existing buildings, but expressed some concern over historic properties that are outside the delineated historic district and thus not protected. Lastly, he was concerned that the vision of downtown has not progressed as hoped. Traffic and Circulation was reviewed and the proposed roundabout at the intersection of Park/Myrtle/Sunset was discussed. Barbara Lamb also explained the WCM Environmental Commission is working with their counterpoints in Cape May Point, Cape May and Lower Township to create an island-wide system of bike paths and would ultimately like to connect the lighthouse to the zoo. The Borough has increased the number of bike paths since the last master plan review, but traffic is becoming more congested and more bicyclists are also on the roads. Next they discussed, Open Space and Recreation. The board discussed solar and wind ordinance and determined a goal would be to update the existing regulations. Affordable Housing and Fair Share Element were next. The Borough currently has a court approved plan as a result of the Sixth Street Partners lawsuit. Accessory apartments are one element of the approved plan and recently there have been a few applications requesting a garage apartment for family members. Allowing them somewhat affects the viability of the accessory apartment program. The board is not sure what the solution is to that issue.

The consultants thanked the board for their input. The board secretary will provide ancillary documents mentioned in the discussion to the planners to assist with the draft report which is expected to be completed in about 6 weeks. The board and planner will meet again to review the draft.

PRIVILEGE OF THE FLOOR: No comments

On motion of Barbara Lamb, seconded by Art Joblin, and carried by unanimous voice vote, the meeting adjourned at 9:11 PM.

Respectfully submitted,

Elaine L. Wallace
Recording Secretary