

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
WORKSHOP MEETING – May 26, 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 7:07 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	present	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 Art Joblin, seconded by Carol Sabo, the minutes of May 12, 2015 were approved on roll call vote as follows: Kulkowitz, Lamb, Belasco and Mulligan abstaining, all remaining members present voting in the affirmative.

NEW BUSINESS:

Application 003-15, Doc1, LLC, Block 34, Lot 6&7, 110 Broadway

Applicant Mike Tramutolo, Attorney Anthony Monzo, and Engineer Joe Maffey appeared before the Board. Mr. Tramutolo was sworn in by Solicitor Russell and Joe Maffey was recognized as an expert by the Board. Mr. Monzo distributed extra exhibits for the application, which included photos of the property, and a color rendering of the site plan. The applicant is hoping to do his project in 3 phases – 1) removal of 7-11 and create of new parking lot; 2) 250sf expansion of existing deck for dining; and 3) 290sf deck expansion. The proposed parking lot will have 19 new spaces, bringing the total on the property up to 27, but there will still be a 4 space deficit, for which the applicant is requesting a parking variance. Also, parking in the front and side yard are prohibited in the zone, so variances have been requested for that as well. Since the last meeting, the applicant went to the Historic Preservation Commission for approval of his plans and has taken down the old 7-11 building on lot 6. Joe Maffey went over the site plan for the Board including where the new entrances will be located, provision of drainage measures, and materials being used. The applicant is seeking additional outdoor dining areas, which will help attract more customers. Mr. Maffey explained that while the property will be short on parking spaces, the deficit will be improved from only having 30% to having 84% of the required parking spaces. Also, he explained the front and side yard parking already existed with the 7-11 building, so he felt there would be no real change. By removing the building and all the asphalt, and using mostly stone with added landscaping, the lot coverage will no longer be 100%, which the applicant feels justifies his request for an environmental impact waiver. Mr. Maffey revised

the submitted plans to include contour lines and spot elevations, as was suggested in the Board Engineer's report. Mr. Roberts also requested a traffic study. Mr. Maffey reported the elimination of the convenience store will greatly decrease the intensity of the use, and keeping the entrance and exit only on Sunset Blvd. and separated as much as the lot will allow will greatly improve impact on traffic and thus the applicant was requesting a waiver of having a traffic impact study. Board Engineer Ray Roberts was sworn in by Solicitor Russell. Mr. Roberts reviewed his report. He had no objection to the requested waivers. He noted the applicant is planning to use the existing 7-11 sign, but did not submit details. The applicant was advised he would have to seek the proper zoning approval on the sign, which is preexisting, but free standing signs are not permitted under current zoning. The Board noted there is a sign already, which was put up before permission was requested or granted. Applicant Mike Tramutolo explained the relationship between Doc1, LLC and Dock4 LLC owners of lots 6 and 7 respectively. He also advised his plans for expansion and the addition of a fence along the alley were approved by the HPC. Mr. Tramutolo testified that he is willing to deed restrict the lots as a condition of approval so that if the lots were ever sold separately, the deck expansions, which will encroach onto lot 6, would be removed. Paul Mulligan asked the applicant to consider providing handicapped access to the building. Mr. Tramutolo was willing to include a handicapped ramp from the parking lot onto the deck. Pam Kaithern asked the applicant to consider some type of grid-work or foundation to keep the stone in the parking lot. Mr. Tramutolo said he'd consider it, but felt the concrete aprons will keep stone from migrating into the street. Mrs. Kaithern asked about the fence along the back property line and suggested using native vegetation as a buffer instead. Mr. Roberts explained the plan shows proposed 6' fencing between the lot and the restaurant as well as along the alley. Only 4' fence would be permitted along the alley, unless another variance is sought. Mr. Maffey suggested a 4' picket fence that could be used as a backdrop for growing vines or plants. Mrs. Kaithern thanked the applicant for being willing to improve handicapped access. She also requested, and the applicant agreed, to deed restrict the property so the deck expansion will not be enclosed with a roof or walls. She also asked the applicant to consider sharing his parking with neighboring businesses to avoid having a vacant parking lot in the center of town half the day. Mr. Tramutolo was open to the idea, but Solicitor Russell explained a D variance would have to be requested in order for parking to be the primary use and the applicant is not seeking that at this time. Mr. Monzo asked what work could be done before the Board actions are memorialized. He was advised no work can be performed, if approved tonight, until the resolution is memorialized at the next meeting. Work can't begin until all approvals are received, at which time the plans can be signed by the necessary officials.

The Chair opened a public hearing to anyone within 200' of the subject property.

Allen Mitchell, 113 Myrtle Avenue, was sworn in by Solicitor Russell, and testified that there were numerous noise problems generated by deliveries at the 7-11 and he was concerned the lot would become an attractive nuisance. He was also concerned that the "No Left Turns" sign was removed from the end of Myrtle Avenue when the original deck work was done at Dock Mike's. Mr. Tramutolo advised there is a "No Left Turn" sign under the stop sign at the end of Myrtle Avenue, clearly visible in the photo that was supplied with the application. Lastly, Mr. Mitchell was concerned with where deliveries were going to be made.

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

Anthony Monzo thanked the board for their consideration. He stated his client is willing to accept the conditions as discussed. Although the applicant was hoping to start work immediately, he'll wait for memorialization.

Art Joblin made a motion to grant major preliminary and final site plan approval with variances for lot coverage, front and side yard parking, and number of parking spaces, with conditions: neither lot 6 or 7 can be transferred separately without removing decking, the proposed fence on the western property line will be replaced with native vegetation subject to approval of the board engineer, new handicapped ramping from the parking space to the deck, the sidewalk will be extended to the end of the western property line, the deck will not be enclosed for indoor seating, and if the County doesn't approve the ingress/egress onto Sunset as shown on the plans, the applicant will return to the board for approval of the new plans. TJ Belasco seconded the motion, which was approved unanimously on roll call vote.

PRIVILEGE OF THE FLOOR: No comments

On motion of Carol Sabo, seconded by Art Joblin, and carried by unanimous voice vote, the meeting adjourned at 8:58 PM.

Respectfully submitted,

Elaine L. Wallace
Recording Secretary