

**MINUTES OF BOARD OF COMMISSIONERS
WORK SESSION AND REGULAR MEETING
AUGUST 22, 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, Engineer Ray Roberts and Solicitor Chris Gillin-Schwartz.

WORK SESSION

OLD BUSINESS:

NFIP Community Rating System:

Nothing new to report.

Protection of Borough Owned Property:

Mayor Sabo spoke of Green Acres funding which has been approved by Governor Murphy. Mayor Sabo reached out to Assemblyman Andrzejczak who indicated that the money is available through the DEP and a certain amount of money is available for the Cape Island area.

West Drive Concerns:

Solicitor Gillin-Schwartz mentioned that he spoke to Doreen at the Cape May Welcome Center who indicated that she received the letter from the Borough, but that the Welcome Center is not always in contact with the bus companies that travel in the area.

Solicitor Gillin-Schwartz also mentioned that Stevens Street is listed on the excluded street list for busses in West Cape May. Deputy Mayor Burke suggested removing Stevens Street from the list, since it is necessary for delivery vehicles and busses to utilize that street for business purposes.

Commissioner Francis indicated that he spoke to the owner of Willow Creek Winery regarding the placement of the Willow Creek Winery sign which points towards West Drive. Commissioner Francis indicated that the owner will consider replacing the sign at another location.

George Stafford, 700 Maple Avenue, asked if Central Avenue is on list of excluded streets for busses in West Cape May. Mr. Stafford indicated that there have been several accidents on Central Avenue and is concerned with the speed. Clerk Schumann will ask Chief Marino to provide a list of accidents in this area.

Commissioner Francis spoke further on this topic during the New Business portion of the Work Session

Reconstruction of Borough Parking Lot:

Engineer Roberts provided a soil erosion application which needs to be submitted with a check for application fee. Clerk Schumann added the amount to the Bill List for approval.

Leaming Avenue & Park Boulevard:

Engineer Roberts indicated that a traffic study will be done by RVE on Thursday, August 23rd at the Leaming Avenue and Park Boulevard intersection.

NEW BUSINESS:

Fourth Avenue – Request for Speed Limit Reduction:

Engineer Roberts indicated that Mayor Sabo received an email from a resident for a request to lower the speed limit on Fourth Avenue. The County Engineer's Office responded to the resident and indicated that the Borough would need to approve a Resolution in support of the speed limit change. The County would then have to conduct a traffic study to justify the speed change. Deputy Mayor Burke indicated that he is in favor of the change and spoke of the previous request to lower the speed limit on all County roads in the Borough. Clerk Schumann indicated that the language can be added in the Resolution which will be on the September 12th agenda.

Proposed Zoning Changes (Setbacks):

Mayor Sabo summarized a meeting which she had with Engineer Roberts relative to the concerns of density, drainage and flooding in the Borough. Mayor Sabo mentioned the option of changing setbacks to 10' on both sides, rather than the current 10' and 6', which would provide for more space between new construction. Deputy Mayor Burke confirmed that there would still be the option to apply for a variance through the Planning Zoning Board for relief of the setback restrictions, as available now. Engineer Roberts mentioned that these proposed setbacks would help developers meet grading requirements as well and stated that any properties which require swales, would require 10' of area to install such swales. The Governing Body is in favor of this change and Solicitor Gillin-Schwartz will prepare an Ordinance to be introduced and adopted.

***West Drive Concerns (continued):

Commissioner Francis asked if the Board of Commissioners would like the Willow Creek Winery sign relocated. Solicitor Gillin-Schwartz indicated that at this time, the Borough is not formally requesting any action be taken by Willow Creek Winery. Engineer Roberts suggested that a "no busses or trucks" sign be added by the Willow Creek Winery sign which points towards West Drive.

PUBLIC PORTION:

David Cicchitti, Park Boulevard - Spoke of the piling caps which he placed on his property to deter parking. Deputy Mayor Burke stated that these piling caps create a safety concern in the event that a vehicle needs to pull off of the road. Engineer Roberts indicated that a fence or equivalent has to be a certain distance from the property line. Mr. Cicchitti believes that he is in compliance, the Borough has questioned same. Mr. Roberts asked Mr. Cicchitti to have his surveyor mark out his property line so that it can be determined whether or not the pilings are on Mr. Cicchitti's property line or within the Borough's right-of-way.

Mr. Cicchitti questioned an upcoming Planning Zoning Board application for MECA, Inc. and the concerns with the right-of-way. Clerk Schumann indicated that the Board of Commissioners can not discuss any pending Planning Zoning Board applications. Clerk Schumann summarized the discussion from the August 8, 2018 Board of Commissioners meeting when there was a discussion about making the right-of-way on Park Boulevard consistent at 50' of right-of-way, rather than some at 50' and others at 75'.

Mr. Cicchitti asked for the Borough to remedy the unfiltered storm water which drains on his property. Mayor Sabo spoke of recent conversations regarding drainage and infrastructure and indicated that it is expected to be worked on.

Mr. Cicchitti also asked about connecting to sewer. Deputy Mayor Burke indicated that his property is outside of the sewer service area. Mr. Cicchitti mentioned a conversation which he had with Dave Carrick who said that he could hook up, but then referenced the 208 Sewer Service Area Map and also mentioned that the NJDEP indicated that they would like to see the property connected to sewer. Mr. Cicchitti asked the Commissioners for their guidance. Engineer Roberts stated that he will look at the map and provide an interpretation as to whether the property is within the sewer service area.

Kevin O'Neill, PZB Member – Asked how the Borough would be able to change the right-of-way on Park Boulevard. Solicitor Gillin-Schwartz explained the legal process of changing the right-of-way.

The Work Session concluded at 8:10pm.

REGULAR MEETING

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

Minutes:

August 8, 2018 – Work Session and Regular Meeting

August 8, 2018 – Closed Session

Ordinances for Introduction and Publication:

547-18 An Ordinance Amending Section 6 of the Borough Code Regarding Alcoholic Beverage Control

Resolutions:

148-18 Authorizing Professional Services Agreement with Remington Vernick Engineers for FY2019 NJDOT State Aid Program – Grant Application

149-18 Approving Catering Permits – Chamberlain Hospitality Group, Inc.

150-18 Authorizing Professional Services Agreement with Remington Vernick Engineers – Traffic Signal Warrant Analysis – Learning Avenue and Park Boulevard

151-18 Closed Session

152-18 Support for Bicycle and Pedestrian Safety Planning Assistance from the New Jersey Department of Transportation

153-18 Bill Payment

NON-CONSENT AGENDA

Ordinances for Second Reading and Public Hearing:

NONE

Resolutions:

NONE

COMMISSIONER REPORTS

Commissioner Francis attended the Lenape Nation event on August 18th and August 19th at Rea's Farm, along with the other Commissioners. Commissioner Francis said that it was a great event with a lot of environmental information.

Deputy Mayor Burke mentioned the upcoming Tomato Festival on September 1st at Wilbraham Park.

Mayor Sabo had nothing to report.

PUBLIC PORTION

NONE

Closed Session began at 8:19pm and adjourned at 8:50pm. No formal action was taken after Closed Session.

When no one further wished to speak, the meeting was adjourned at 8:53pm on motion by Commissioner Francis, seconded by Deputy Mayor Burke.

Respectfully submitted,

Suzanne M. Schumann, RMC
Municipal Clerk