

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
REGULAR MEETING – MAY 8, 2018**

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 Belasco at 7:00 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	absent
Peter Burke	present	Lisa Roselli	present
Bob Hewitt	present	Carol Sabo	present
Doris Jacobsen	present	<u>Alternates:</u>	
Art Joblin	present	Lindsay Casale	absent
Paul Mulligan	present	Barbara Lamb	present

Also Present:

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

MINUTES:

April 10, 2018 Regular Meeting

On motion of Peter Burke, seconded by Bob Hewitt, the Minutes of April 10, 2018 Regular Meeting were approved on roll call vote as follows: Peter Burke, Bob Hewitt, Doris Jacobsen, Art Joblin, Lisa Roselli, Carol Sabo, and TJ Belasco voting in the affirmative.

RESOLUTIONS:

Resolution #0006-18 Approving Minor Subdivision, for John and Janet McMahon, 201 Pacific Ave., Block 35, Lot 1, App 005-18

On motion of Art Joblin, seconded by Carol Sabo, the aforementioned resolution was approved on roll call vote as follows: Peter Burke, Bob Hewitt, Doris Jacobsen, Art Joblin, Lisa Roselli, Carol Sabo, and TJ Belasco voting in the affirmative.

APPLICATIONS:

Application 004-18, Lawrence A Pray Builders Inc., 107 W. Grant Street, Block 28, Lot 3, New Application – Minor Site Plan and Variance Relief

Solicitor Russell announced that the application will be tabled to the next meeting date of Tuesday, June 12, 2018 with no re-notice required, except to address the deficiency.

Application 006-18, Charles Lomax, 125 Sixth Avenue, Block 54, Lot 12, New Application – Minor Subdivision

Mike Sheehan from Sheehan Construction, was sworn in and testified that he was the applicant's builder and he was here to represent his client, Mr. Lomax, who was called away on business. Mr. Sheehan said the proposal is to create a minor subdivision so Mr. Lomax can build a home for his mother.

Solicitor Russell advised the Board that Mr. Sheehan representing the applicant could be viewed as unauthorized practice of law. After some discussion it was agreed that the Board did not wish to continue without Mr. Lomax present or his attorney present in his place. For the record, this is already common practice for hearings and page 8 of the application reads: "Applicant must be present at the public hearing or have a licensed New Jersey attorney there on his behalf or his application may be postponed".

On motion of Paul Mulligan, seconded by Art Joblin, the motion to table the application to the next meeting on Tuesday, June 12, 2018 in Borough Hall at 7:00 PM was approved on roll call vote as follows: all members present voting in the affirmative.

Application 007-18, Christopher and Patricia Winans, 137 Leaming Avenue, Block 21, Lot 55, New Application – Variance Relief

Attorney Jeffrey Barnes introduced himself on behalf of his clients and said the 137 Leaming Avenue property is in the R1 urban residential district, with dimensions of 60 X 148. He said the property is also in the Historic Preservation District and that it currently contains a single family construction to which his clients propose a 436 foot addition on the first floor. Mr. Barnes said his clients also propose to remove a 150 square foot shed and replace it with a 305 square foot garage. Mr. Barnes said the second floor and attic will remain the same and only the addition of 436 square feet to the first floor would increase. He also said the carport will be removed along with the shed in order to create the garage. Mr. Barnes indicated that they were seeking preliminary and final site plan approval along with a variance for front yard setback. He mentioned a pre-existing matter of 9 feet 10 inches where 20 feet is required and the new project would create 11 feet 7 inches, which he said is better than before but still requires variance. Mr. Barnes indicated that an additional variance request exists for lot coverage, stating that the removal of the carport and the installation of pavers create the issue.

A chart of dimensions and supplemental information was marked as Winans exhibit 1.

Project architect licensed in NJ, Mr. Blane Steinman, of 2220 Route 9 N. Clermont, NJ and project builder Mr. Jim Matthews, were both sworn in by Solicitor Russell.

Mr. Steinman testified that this is a new home for his clients, they intend to live here and they wish to renovate and have the addition match the current home and neighborhood while being conducive to their life style. He said the owners would like to add a master bedroom and bathroom on the first floor so they may be able to live solely on the first floor. He said they would also like to re-develop the back yard and include a paver area, swimming pool, and lounge area. Mr. Steinman testified that the carport and shed will be removed and a one car garage will be constructed that will be 14 X 22 in dimensions. He said the size of the proposed garage along

with the removal of the concrete driveway and replacement with wheel strips were both chosen in order to minimize the lot coverage.

Mr. Steinman testified that the proposed construction would bring the percentage to 42 when 40 percent is permitted. He said regarding the front yard setback, the front steps will be removed and replaced and the replacement will increase the setback to 11 feet 7 inches. Mr. Steinman echoed Mr. Barnes' previous comment about the backyard, stating they want to create an area to enjoy the outdoors that will include a small pool, an outdoor kitchen, and lounge/seating area. Mr. Steinman acknowledged that the height of the garage was not included on the plans and testified that all dimensions of the garage will comply with regulations and setbacks.

Mr. Steinman testified that the relocated HVAC system would be behind the heavily landscaped section on the proposed plan and a system of gutters and downspouts will be installed and added to the revised plans. Mr. Steinman testified that the proposed fence will replace the current one, will fully enclose the yard area, and the height will comply with regulations.

Mr. Steinman and Mr. Barnes both understood they must appear before the HPC where fence materials and other questions would need to be addressed.

Mr. Steinman testified that the plan proposed low level landscape lighting that will be shielded if necessary and all other lighting would comply for a residential neighborhood. He said the garage materials will match the home and landscaping will be added to further enhance the front and back of the property. In response to a board member, Mr. Steinman said they would try to keep the tree in the front.

Patricia Winans, owner of the subject property, was sworn in and testified that she is aware of some of the HPC requirements and said she would be replacing the vinyl with wood for the existing house and using the same for the addition and garage.

Raymond Roberts, Board Engineer, was sworn in and testified that the Borough considers pervious pavers to be 100% pervious when considering coverage and therefore would not count to the lot coverage.

With this clarification of the code, Mr. Barnes indicated that the applicant is willing to withdrawal the variance request for lot coverage and agree to comply with the requirements. It was clarified by Mr. Roberts that the new pervious pavers must be identified on the revised plan.

Mr. Barnes presented his case for substantial benefit.

Mr. Roberts testified that the application does require site plan approval and asked if there will be any changes to the existing grades. Mr. Matthews testified there would not be. Mr. Roberts asked if the parcel drains to the street. Mr. Matthews said the Winans property is level. Mr. Roberts advised the applicant and applicant's professionals that a grading plan would be required to verify that no grades have been changed and that the property drains towards the street. Mr. Roberts also advised that a landscape plan should be included that shows all trees on the property, all that will remain, and all that will be removed if any. He said the plan should show

all proposed plantings and species. Mr. Roberts testified that the roof leaders and drains for the addition must flow towards the street, if not a recharge system will be required. Mr. Roberts also said outdoor lighting must also be added to the plan, mentioning the concern about it not being a nuisance to neighbors. Mr. Roberts asked if any of the current fencing was being kept. Mr. Steinman clarified that the existing fencing will be removed and replaced with new materials. Mr. Roberts reminded that the fence height will have to comply and the materials will have to comply with the HPC standards.

The floor was opened to residents within 200 feet and beyond. When no one expressed a desire to speak, the public portion was closed.

Solicitor Russell advised board members this would be a motion to approve minor site plan together with variance for a pre-existing non-conforming condition regarding the front yard setback. He said it would be subject to all conditions placed on the record including HPC approval. He said the pervious paver requirement would be written in the resolution as well.

On motion of Paul Mulligan, seconded by Art Joblin, the aforementioned application was approved on roll call vote as follows: all members present voting in the affirmative.

PRIVILEGE OF THE FLOOR:

When no one else wished to speak, the meeting was adjourned at 8:17 PM on motion of Paul Mulligan, and carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó
Board Secretary