

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
WORKSHOP – October 13, 2015**

The Workshop 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 7:00 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

ROLL CALL:

Members:

Doris Jacobsen	present	Kevin O’Neill	present
Art Joblin	present	Diane Rea	present
Pam Kaithern	present	Carole Sabo	present
Mark Kulkowitz	absent	Alternates:	
Barbara Lamb	present	TJ Belasco	present
Paul Mulligan	present	Lisa Roselli	present

Also Present: Brock Russell, Board Solicitor
Ray Roberts, Board Engineer
Elaine L. Wallace, Recording Secretary
Theresa Enteadó, Secretary

Minutes: On motion of Art Joblin, seconded by Carol Sabo, the minutes of September 8, 2015 were approved on roll call vote as follows: Rea and Belasco abstaining, all remaining members present voting in the affirmative. On motion of Carol Sabo, seconded by Barbara Lamb, the minutes of September 22, 2015 were approved on roll call vote as follows: Jacobsen, Joblin, Rea, Belasco and Roselli abstaining, all remaining members present voting in the affirmative.

Resolution 0018-15, Curtis Bashaw & Jack Wright, Application 004-14, Block 32, Lot 3, 110 Sunset Boulevard: On motion of Art Joblin, seconded by Kevin O’Neill, the aforementioned resolution was approved on roll call vote as follows: Kaithern, Rea, Sabo, Belasco abstaining, all remaining members present voting in the affirmative.

Resolution 0019-15, Paul Burgin, Application 007-14, Block 21, Lot 44, 715 Broadway (Rear): On motion of Carol Sabo, seconded by Barbara Lamb, the aforementioned resolution was approved on roll call vote as follows: O’Neill, Rea, Sabo, Belasco abstaining, all remaining members present voting in the affirmative.

Resolution 0020-15, Re-examination of Master Plan: On motion of Art Joblin, seconded by Carol Sabo, the aforementioned resolution was approved unanimously on roll call vote.

Motion to Appoint Administrative Secretary Theresa Enteadó: On motion of Pam Kaithern, seconded by Carol Sabo, Theresa Enteadó was appointed Administrative Secretary to the Board on unanimous roll call vote.

Application 011-15, Nicholas Caruso, Block 21, Lots 47.01 & 47.02, 717 Broadway:

Nicholas Caruso applicant and Ted Wilkinson Engineer were sworn in by Solicitor Russell. The applicant was seeking approval to construction a deck on the rear of his end unit which would require variances for rear yard setback and lot coverage, which already exceeds the limit. Ray Roberts reviewed his report. He asked if the applicant considered improvements to the area under the proposed deck. Mr. Caruso proposed excavating 4" of grass and laying a fiber barrier then putting stone or gravel down. Mr. Roberts requested the plan be revised to show that detail. There was some discussion of the impact on nearby wetlands as well as how allowing the variances would benefit the community and the purposes of zoning, not just the homeowner. The applicant was asked if he consider trying to design the project to not encroach into the 20' setback. He had not considered that possibility and was willing to table the application until November 10th to allow time to revise his plans. On motion of TJ Belasco, seconded by Carol Sabo, and carried unanimously on roll call vote, the application was tabled without prejudice until the November 10th meeting.

Application 012-15, Scott Peter, Block 9, Lot 23, 126 Leaming: Scott Peter appeared before the board with a by-right application to subdivide his lot into two conforming lots. Ray Roberts was reviewed his report. The applicant is planning to demolish the buildings before filing the subdivision plans so a performance bond won't be necessary. Mr. Peter plans to leave all the trees that aren't in the building footprint, which is about 85% of the trees on the lot. Doris Jacobsen asked the applicant if he had applied to the Historic Preservation Commission yet. Chairperson Mulligan opened public hearing to anyone within 200' of the applicant, then to the general public. When no one wished to speak, the public hearing was closed on motion of Art Joblin, seconded by TJ Balasco. Carol Sabo made a motion to approve minor subdivision with conditions as placed on the record. Kevin O'Neill seconded the motion which was carried unanimously on roll call vote.

Application 013-15, B & A Restaurant Group, Block 37, Lot 9 & 11, 422 Broadway:

Louis Dwyer attorney for applicant; Applicant Steve Panico, planner and landscape architect Matt Hender of Engineering Design Associates were sworn in by Solicitor Russell. Attorney Louis Dwyer represented the applicant. The applicant was seeking to change the use of the first floor from retail space to additional seating of 30 seats. The applicant has adequate parking and would not need any variances. There would be ingress and egress, public bathrooms, employee bathrooms and storage in addition to the seating area that would be used for seating or for a waiting area depending on the season and how busy the restaurant was. Ray Roberts reviewed his report. There was no proposed changed to parking, site plan or footprint of the building and Mr. Roberts recommended granting the waivers requested by the applicant. He asked the applicant of a full description of how he planned to use the space. Mr. Panico planned to use for small parties, showers, etc. of 30 people or less and also as seating during the peak season. Also, it would be used for a waiting area for diners. Mr. Roberts asked that the applicant provide a revised plan showing exactly what would be in the space. Pam Kaithern asked the applicant if there had been problems or violations there. Mr. Dwyer explained there was a problem with the winery license that had been there, but that had been resolved in court and was no longer there. Mrs. Kaithern also asked if the bar would be removed since there was no longer a license there, but the applicant may revisit having a winery license in the future. Art Joblin confirmed that the applicant is not requesting a change to the prohibition on outdoor dining. Chairperson Mulligan

opened the public hearing to anyone within 200' of the subject property, then to the general public. When no one wished to speak, the public hearing was closed on motion of Art Joblin, seconded by TJ Belasco. Kevin O'Neill made a motion for site plan waiver with conditions as placed on the record. Art Joblin seconded the motion which was approved unanimously on roll call vote.

Privilege of the Floor: No comments

On motion of Carol Sabo, seconded by Kevin O'Neill, and carried by unanimous voice vote, the meeting adjourned at 8:42 PM.

Respectfully submitted,

Elaine L. Wallace
Recording Secretary