

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REGULAR MEETING – July 28, 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 7:46 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	absent
Pam Kaithern	present	Carole Sabo	present
Mark Kulkowitz	absent	Alternates:	
Barbara Lamb	absent	TJ Belasco	absent
Paul Mulligan	present	Lisa Roselli	present

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

**OLD BUSINESS: Master Plan Review**

Fred Heyer and Susan Gruel, the master plan reexamination consultants hired by the board, joined the Board to discuss their draft reexamination report (attached). They reviewed the draft report section by section, explaining the requirements and purpose behind each portion. It was noted that some of the goals contained in the 2005 master plan have changed and need to be addressed in this reexamination. Some housing sections are incomplete because they are being worked on in conjunction with the Borough’s COAH attorney. The median age of the housing stock is over 50 years old. Because of this, the Board could consider recommending the designation of a rehabilitation area that would open up grant opportunities for homeowners to do repairs and improvements. Short-term tax abatements on the improvements could be provided. This would also allow the introduction of design controls, as well. Heyer & Gruel also included many of the recommendations of the Business Task Force. They did not see anything out of line with the master plan, but requested the board pay close attention to that area for “hot button” topics of which they were unaware. Art Joblin asked the consultants to reword the section about windmills, to specify the borough does allow windmills, but does not permit wind farms. Paul Mulligan asked Heyer & Gruel to include language encouraging “dark sky” regulations. He also would like to encourage trolley service in West Cape May, similar to what is done in Cape May City, which could help alleviate some of the parking concerns during the peak season.

Heyer & Gruel will make some changes based on comments from this meeting and forward revised draft. They encourage all the members to go through the draft in great detail and then as a board make recommendations and changes to the draft. The next available work session to do this will be the September 22<sup>nd</sup> meeting. The plan is to finalize what changes are desired at that time and forward them to Heyer & Gruel and hope to adopt the final report in October.

**NEW BUSINESS:** None

**PRIVILEGE OF THE FLOOR:** No comments.

A notice will be sent out to all members urging full attendance at meetings.

On motion of Carol Sabo, seconded by Kevin O'Neill, and carried by unanimous voice vote, the meeting adjourned at 9:18 PM.

Respectfully submitted,

Elaine L. Wallace  
Recording Secretary