

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
REGULAR MEETING – APRIL 10, 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	present
Paul Mulligan	absent	Barbara Lamb	absent

Also Present: Brock Russell, Esq., Board Solicitor
James M. Oris, Board Engineer
Theresa Enteadó, Board Secretary

MINUTES:

February 13, 2018 Regular Meeting

On motion of Bob Hewitt, seconded by Art Joblin, the Minutes of March 13, 2018 Regular Meeting were approved on roll call vote as follows: all members present 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 applicant requested to be tabled to the next meeting date of May 8, 2018 with no re-notice required. On motion of Carol Sabo, seconded by Lindsay Casale, the motion to table the hearing to Tuesday, May 8, 2018 at 7:00 PM in Borough Hall, was approved on roll call vote as follows: all members present voting in the affirmative.

Application 005-18, John & Janet McMahon, 201 Pacific Avenue, Block 35, Lot 1, New Application – Minor Subdivision

Andrew Catanese introduced himself as attorney for John & Janet McMahon, owners of the property at 201 Pacific Avenue, for the application of minor subdivision. Mr. Catanese stated this was a straight forward application to divide the current lot into 3 fully conforming building

lots. Mr. Catanese advised that the plans show everything on the lot to be demolished, however the applicants would like to keep a shed on the property that they intend to keep since it is new. He said it would be situated in a position that would comply with requirements.

Mr. Harold Noon, Professional Land Surveyor and Planner licensed in NJ, was sworn in and qualified as an expert. Mr. Noon testified that the proposal is a three lot minor subdivision with no variances required. He said the shed that is to remain, will be on proposed lot 1.03 and will comply with all setbacks. Mr. Noon testified that a 48 inch tree that exists on proposed lot 1.03 will have to be removed because it sits directly in the middle of the building envelope. He testified that all other trees will remain.

Solicitor Russell expressed his concern that leaving only the shed would create an accessory use without a principal use. Mr. Catanese argued that it would be a temporary structure, not on a foundation and not large enough to house any real use. Mr. Catanese suggested bonding for the removal. He confirmed that the owners intend to keep one of the lots and construct a home for themselves and that same lot is where the shed will remain and comply.

Board Members questioned and discussed, in depth, the timing of demolition and construction. Janet and John McMahan, 201 Pacific Avenue, were both sworn in and testified. Janet testified that she and her husband are very close with their neighbors and she felt they would not be opposed to the shed remaining on the property. The applicants and some board members agreed that it can take time to coordinate with a builder and the timeline is not always in the applicant's control. It was eventually agreed to apply a condition of approval that the shed can remain for up to two years from the approval date with bonding required.

James M. Oris, PE, PP, CME, CFM, CPWM, with Remington & Vernick Engineers, was sworn in and testified. Mr. Oris asked the applicant to confirm that the plans will be amended to indicate the removal of the tree and the remaining shed. The applicant agreed. Mr. Oris recommended that the shed be moved so it is at 6.0 feet not 5.8, the applicant agreed and will amend the plans accordingly. Mr. Oris asked for clarity on demolition and placement of monuments, the applicant testified that they intend to demolish and install monuments prior to filing for subdivision and they are fully aware if they do so after filing they would need to post the appropriate bond.

The Board asked for confirmation that the waiver from landscape plan meant they would submit a landscape plan at the time of construction, and this was confirmed. It was also confirmed that any and all conditions attach to the property, not just the applicant.

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 the Board that the motion would be to approve resolution for a minor subdivision plan with no variances being sought. However, it will include a number of conditions as spelled out in the engineer's review letter, as well as the condition that bond be posted for the demolition/removal of the shed and other structures, and the condition that the shed must be removed within two years from approval unless construction of the house is

complete on the same lot, number 1.03, as the shed.

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

PRIVILEGE OF THE FLOOR:

Steve Ferra, of 414 Park Boulevard, introduced himself and said he recently purchased his property and wanted to come to a meeting in order to get an idea of how the process goes, as he may be submitting an application in the near future. Mr. Ferra was directed to contact the Borough Zoning Official for the first steps of the process.

NEW BUSINESS:

Mayor Sabo wanted the Board to review an ordinance amending the zoning code to name distilleries and breweries as an acceptable use. The board discussed the necessity that outdoor seating be in a contained area as well as the lot size requirements.

When no one else wished to speak, the meeting was adjourned at 7:55 PM on motion of Lisa Roselli, and carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó
Board Secretary