

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REGULAR MEETING – July 24, 2018**

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 Belasco at 7:30 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	absent
Doris Jacobsen	absent	<b><u>Alternates:</u></b>	
Art Joblin	present	Lindsay Casale	present
Paul Mulligan	present	Barbara Lamb	absent

**Also Present:** Theresa Enteado, Board Secretary

**ORDINANCES:**

**Ordinance #544-18, Amending Section 27 of the Borough Code Regarding Exceptions to Bulk Regulations**

The Board agreed that the third paragraph of the resolution should include “existing homes only, for purposes of meeting flood elevation requirements” as well as letter c. in the actual code.

The floor was opened to the public for questions and/or comments, when no one expressed a desire to speak, the public portion was closed.

On Motion of Bob Hewitt, seconded by Art Joblin, Ordinance No. 544-18, as amended and attached hereto, was deemed substantially consistent with the Borough of West Cape May Master Plan on roll call vote as follows: all members present voting in the affirmative.

**PRIVILEGE OF THE FLOOR:**

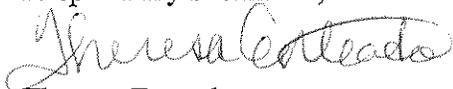
Board Member Art Joblin wanted to express his ongoing concerns regarding extending expert witness status to certain testifiers and also wondered why the public is sworn in at all.

Board Member Paul Mulligan wanted to share some information about the history of the 208 waste water management and the 201 sewer service area designation. He said it dates back to 1980 however Cape May County adopted its plan in 2007, being one of the last counties to do so.

Mr. Mulligan compared the lot square footage requirement of neighboring municipalities noting how they were similar to, if not the same as, ours. He also wanted to emphasize the fact that you cannot create new lots that are smaller than 35,000.00 square feet and that this has been the standard for the past 20 years.

When no one else wished to speak, the meeting was adjourned at 8:15 PM, carried by unanimous voice vote.

Respectfully submitted,

A handwritten signature in cursive script that reads "Theresa Enteadó".

Theresa Enteadó  
Board Secretary

**BOROUGH OF WEST CAPE MAY  
COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 27 OF THE BOROUGH CODE REGARDING  
EXCEPTIONS TO BULK REGULATIONS**

**WHEREAS**, Section 27-27.14 of the Borough of West Cape May Code provides certain exceptions to the Bulk Regulations in the Borough of West Cape Code regarding zoning; and

**WHEREAS**, as a result of base flood elevation requirements, coastal property owners have turned to house raising as a potential solution to combat increases in flood insurance; and

**WHEREAS**, the raising of an existing house for purposes of meeting flood elevation requirements may require increasing the height and length of stairs leading to newly raised principal structures; and

**WHEREAS**, the Borough of West Cape May believes it in the best interest of the general welfare of residents and property owners in the Borough to amend the code to provide a limited exception to the bulk regulations to allow stairs within a portion of the building setback line; and

**NOW, THEREFORE, BE IT ORDAINED** by the Borough Commission of the Borough of West Cape May as follows:

**Section 1.** Section 27-27.14 of the Borough Code shall be amended as follows, with all strikethroughs indicating deleted portions and all bold and underlined portions indicating additions:

**27-27.14 Exceptions to Bulk Regulations.**

a. *Gross Floor Area.* The following shall not be included in gross floor area, used to calculate floor area ratio:

1. Front porches as specified in subsections 27-10.6 and 27-11.9;
2. Uncovered porches, ~~and decks,~~ **and steps or stairs;**
3. Bay or bow windows.

b. *Lot Coverage.* Where green roofs or solar panels are installed, lot coverage may be increased at a 1:1 ratio, up to ten (10%) percent of the lot area. Green roofs shall be comprised of an engineered roofing system that enables the growth of vegetation. The engineered rooftop is typically comprised of the following components: an insulation layer, a waterproof membrane, a root barrier, a drainage layer, a geotextile or filter mat, and a growing medium. Green roofs should only be irrigated (if necessary) with water obtained from a rainwater collection system integrated into the building and/or block.

**c. Steps or Stairs in Connection with House Raising. If steps or stairs are to be constructed in connection with a house raising for an existing house for purposes of meeting flood elevation requirements to a required or desired Flood Protection Elevation, steps or stairs from the first floor of the principal structure shall be permitted to extend from the principal structure no closer than 5 ft**

**from the front property line, and no closer than 5 ft from each side yard property line. The exception from the bulk requirements under subsection (c) does not extend to adjoining decks or porches.**

**Section 2. Repealer.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

**Section 3. Severability.** Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to be severable.

**Section 4. Effective Date.** This ordinance shall take effect 20 days after passage and publication, according to law.

\_\_\_\_\_  
Carol E. Sabo, Mayor

\_\_\_\_\_  
Peter C. Burke, Deputy Mayor

\_\_\_\_\_  
John H. Francis, III, Commissioner

\_\_\_\_\_  
Suzanne Schumann, RMC  
Municipal Clerk

Introduced:                   , 2018  
Adopted:                     , 2018

I hereby certify that the foregoing is a true copy of an Ordinance duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of West Cape May, County of Cape May, New Jersey, at a meeting held on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Municipal Clerk

**NOTICE OF PENDING ORDINANCE**

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on \_\_\_\_\_, 2018, when it was read for the first time

and then ordered to be published according to law. This Ordinance will be further considered for final passage by the Board of Commissioners of the Borough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on \_\_\_\_\_, 2018, at 7:00pm or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning such ordinance.

Suzanne M. Schumann, RMC  
Municipal Clerk

NOTICE OF FINAL ADOPTION

The above captioned Ordinance was passed on Second Reading, Public Hearing and Final Adoption by the Board of Commissioners of the Borough of West Cape May, in the County of Cape May, State of New Jersey, at a Regular Meeting of the Board of Commissioners held on \_\_\_\_\_, 2018.

Suzanne M. Schumann, RMC  
Municipal Clerk

