

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
REGULAR MEETING – August 14, 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	present
Peter Burke	absent	Lisa Roselli	present
Bob Hewitt	present	Carol Sabo	present
Doris Jacobsen	absent	<u>Alternates:</u>	
Art Joblin	present	Lindsay Casale	present
Paul Mulligan	present	Barbara Lamb	present

Also Present:

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

MINUTES:

July 10, 2018 Regular Meeting

On motion of Art Joblin, seconded by Kevin O’Neill, the Minutes of July 10, 2018 Regular Meeting were approved, as corrected, on roll call vote as follows: all members present voting in the affirmative.

July 24, 2018 Workshop Meeting

On motion of Paul Mulligan, seconded by Bob Hewitt, the Minutes of July 24, 2018 Workshop Meeting were approved on roll call vote as follows: Bob Hewitt, Art Joblin, Paul Mulligan, Lisa Roselli, Lindsay Casale, and TJ Belasco voting in the affirmative.

RESOLUTIONS:

Resolution #0013-18 Denying Minor Subdivision with Variance Relief, for Bernard Dera, 313 Sixth Ave., Block 55, Lot 27, App 003-18

On motion of Paul Mulligan, seconded by Art Joblin, the aforementioned resolution was approved on roll call vote as follows: Bob Hewitt, Art Joblin, Paul Mulligan, Kevin O’Neill, Lisa Roselli, Carol Sabo, Barbara Lamb and TJ Belasco voting in the affirmative.

Resolution #0014-18 Approving Variance Relief – Use and Substantial, for David Mendo, 276 Sixth Ave., Block 52, Lot 20.01, App 009-18

On motion of Carol Sabo, seconded by Lisa Roselli, the aforementioned resolution was approved on roll call vote as follows: Bob Hewitt, Art Joblin, Paul Mulligan, Kevin O’Neill, Lisa Roselli, Carol Sabo, and Barbara Lamb voting in the affirmative.

APPLICATIONS:

Application 009-17, 307 Pittsburgh Avenue Realty LLC, 411 Pacific Avenue, Block 41, Lot 18, Re-approval of Prior Approval (extending approval) – Approved Minor Subdivision with Variance Relief

Attorney Ronald Gelzunas introduced Wendy Certo as the principal of the LLC, and reminded the Board that this application was heard on June 13, 2017 and was approved for minor subdivision with pre-existing conditions. Mr. Gelzunas said the subdivision plan, for whatever circumstances, was not filed with the county within the 190 day requirement. He said the plans were reviewed and signed indicating the applicant complied with all requirements and conditions and they were simply not filed within the time restraints. Mr. Gelzunas said the county clerk could not accept the plans and advised him that she would only need a resolution from this Board either granting an extension or re-approving the plans. Mr. Gelzunas said the applicant is here tonight asking for the Board to re-approve the plans so they can be taken to the county and recorded.

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

Board Solicitor, Mr. Russell, agreed that the applicant does not meet the requirements for an extension so a re-approval is what must be granted. Mr. Russell said Mr. Gelzunas has already prepared a resolution and that he is satisfied with the language in it, and he would have no problem with the Board making a motion to approve the resolution. He said if the Board approves the resolution the applicant would have what they need in order to go back to the county clerk and get the plans recorded.

On motion of Art Joblin, seconded by Bob Hewitt, the **Resolution No. 0015-18 to re-approve the approval** of minor subdivision with variance relief was approved on roll call vote as follows: all members present voting in the affirmative.

Application 010-18, Steven Ferra, 414 Park Blvd., Block 7, Lot 15, New Application – Minor Site Plan with Variance Relief

With the Board Solicitor’s advice that the matter of notice is jurisdictional, the Board Members agreed to table the application to the next available meeting date, in order to allow the applicant to address the deficiency in notice.

Application 011-18, MECA Investments LLC, 750 Park Blvd., Block 21, Lot 42, New Application – Minor Subdivision with Variance Relief

Per the applicant's request, the Board agreed to postpone this application. Solicitor Russell announced that the application will be tabled to the next meeting date of Tuesday, September 11, 2018 at 7:00 PM, with no re-notice or re-advertisement required.

PRIVILEGE OF THE FLOOR:

George Stafford of 700 Maple Avenue, mentioned that he was concerned about traffic in the Borough. He was advised that the combined Planning-Zoning Board has no jurisdiction over such matters and he should return for the next Board of Commissioners meeting.

When no one else wished to speak, the meeting was adjourned at 8:00 PM, on motion of Bob Hewitt and carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó
Board Secretary