

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REGULAR MEETING – JUNE 2, 2020**

The Regular Meeting of the Borough of West Cape May Planning-Zoning Board, held via Zoom web conference at 7:00 PM, was called to order by Board Chair Belasco at 7:00 PM. After reading the Open Public Meetings Act of 1975 he led all present in the flag salute.

<https://zoom.us>

Meeting ID 876-0426-1203

Password 421737

**ROLL CALL:**

**Members:**

Art Joblin	present	Peter Burke	present
Bob Hewitt	absent	Carol Sabo	present
Kevin O’Neill	present	TJ Belasco	present
Jim Barnes	present	<b><u>Alternates:</u></b>	
Lisa Roselli	present	Deanna Kurkowski	present
Paul Mulligan	absent	Allison Morgan	present

**Also Present:**

Raymond Roberts, Board Engineer  
Richard M. King Jr., Board Solicitor  
Theresa Enteadó, Board Secretary

**MINUTES:**

**May 19, 2020 Regular Meeting**

On motion of Peter Burke, seconded by Art Joblin, the Minutes of May 19, 2020 Regular Meeting were approved on roll call vote as follows: all members present voting in the affirmative.

**APPLICATIONS:**

**Application 002-20, Orville T. Crane III, 735 Broadway, Block 21, Lots 1 & 1.01, New Application – Minor Subdivision**

Mr. Paul Baldini introduced himself as attorney for the applicant, and also Mr. Orville Crane, the applicant and Mr. Lewis H. Conley Jr., the applicant’s engineer and planner. Mr. Baldini stated the application is for a minor subdivision as well as variances for setbacks. He clarified, for the record, that although the application did not indicate variance relief, after review by the board engineer and discussion thereafter, he did advertise and notice for variance.

Mr. Thomas Crane was sworn in. Mr. Crane testified that he and his wife purchased the subject property back in 1990, and then further purchased the adjacent property on the corner in 1994. He said the lots were merged soon after the second purchase and plans were to keep them that way, however his wife's passing and other factors, changed that plan. He would like to subdivide into two lots, like before, and sell one. He intends to continue to reside in West Cape May.

Mr. Lewis Conley Jr. was sworn in as an expert, and said he was born and raised in Cape May County and has been licensed since 1974 with much experience in municipal land use. Mr. Lewis testified that the subdivision being proposed is the same as it was prior to the merging of the lots. He is aware the lots may have remained separate on the Borough Tax Map and confirmed Mr. Crane's admission that the subdivision is the same as it was prior to his merging the lots. This proposal will re-establish the original lines. Mr. Conley testified that lot 1.01 contains an existing home and this home will remain as it is. He indicated the County Master Plan required a widening of the county road, Broadway, by a little over 8 feet, but he has no other information on that currently. The setbacks and the possible expansion of the ROW by the county were then discussed in further detail.

Mr. Roberts, Board Engineer, explained that the submitted plan shows a 10 foot front yard setback from the existing property line, but if the County comes in and expands the ROW there will be an additional foot and a half between the ROW and the front yard. To compensate for the widening, Mr. Roberts suggested that the front yard setback be measured from the proposed County ROW, rather than the existing property line.

Board Member Art Joblin wanted some clarity on the vote, asking if it will be a vote for minor subdivision only or also for the variances suggested by Mr. Roberts. He was particularly concerned about the mention of a duplex. Mr. Baldini said he was of the opinion that this was a by-right subdivision and he was only trying to respond to some of the board engineer's comments. Board Solicitor King pointed out that they do not need a building envelope in order to subdivide. Board Engineer Roberts explained the requirements per Borough ordinance. After further discussion it was eventually determined that the property will have two front yards, one on Broadway and another on Central with a rear yard parallel to Grand Avenue. The applicant will show a twenty-foot setback in the rear, a fifteen-foot setback on Central, and a ten-foot side yard between the proposed lots. It was agreed and understood that with these setbacks, which will be the same as the original subdivision, no variance will be required. Board Member Kevin O'Neill asked about the driveway in the back. The applicant explained the proposed shared easement off of Central Avenue. The applicant understands this is subdivision approval only, that no specific building is being approved and a deed of easement must be recorded.

Board Engineer Roberts confirmed that the plan must be re-submitted and must show the previously discussed setbacks, and also include a current tree inventory and landscape plan. He said he did not object to the waiver of elevation.

At this time the floor was opened to the public. Mr. Robert Nardi, of 105 Central Avenue, was sworn in and testified that his property is adjacent to the subject property. He is

not outright opposed to this project; however, he does have noise concerns related to the driveway use. The close proximity of the shared driveway to his home is the cause of his concern, mainly because the corner off of Central Avenue is where his bedroom is located. It was agreed the twenty feet is sufficient for two-way traffic and buffering of some kind. In fact, a hedge row already exists according to Mr. Conley.

This will be a motion to approve minor subdivision and waiver of elevations, subject to all recommendations and conditions noted in Mr. Roberts' review letter as well as those made during testimony, and any other required outside approvals.

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

### **PRIVILEGE OF THE FLOOR:**

Kevin O'Neill asked if the Borough Farm Market was going to happen. Mayor Sabo confirmed, saying they are considered essential and so it will go on as planned with appropriate precautions. Art Joblin commented on the online meetings, he felt they went better than expected and was pleased with the outcome. When no one else expressed a desire to speak, the meeting was adjourned at approximately 8:37 PM carried by unanimous voice vote.

Respectfully submitted,

Theresa Enteadó  
Board Secretary