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Borough Clerk

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2020 Annual Report

The Combined Planning Board is required to review its actions on an annual basis. This report is a requirement of the NJ MLUL Section 40:55D 70.1, stated below:

“The Board of Adjustment shall, at least once a year, review its decisions on application and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and Planning Board.”

The intent of this legislation is to encourage the Combined Planning Board to examine issues and questions regarding the zoning ordinance discussed in conjunction with these applications, look at patterns that point out zoning ordinance inconsistencies or deficiencies, and suggest appropriate changes to eliminate or reduce variance applications.

Applications

During the period from January 1, 2020 to December 31, 2020 the Planning Board held nine (9) regular meetings. During this period, six (6) applications were submitted for consideration. A total of four (4) applications were voted on; four (4) resolutions were adopted. One (1) application remains pending at this time. One (1) application was withdrawn.

Specific Applications

PB2020-01 – Withdrawn

Bump, seeking multiple “c” bulk variances and “d” variance for floor area ratio to make additions and alterations to an existing structure.



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PB2020-02 – Approved

Marra, seeking “c” bulk variances to construct a roof and removable screens on an existing deck.

PB2020-03 – Approved

Klimashousky, seeking subdivision of two existing lots, with reconfiguration of the interior lot line, creating two conforming lots.

PB2020-04 – Approved

Toates, seeking time extension for previously approved application PB2019-01.

PB2020-05 – Approved

Burke, seeking subdivision of two existing lots where existing structures are to be demolished.

PB2020-06 – Hearing Pending

Cape Manor Properties, LLC, seeking subdivision and “c” bulk variances for two conforming lots with existing non-conforming structures, where one of the structures are to be demolished.

Litigation

The Planning Board was not involved in any litigation during this period.

Planning Board Recommendations

There are no recommended amendments or revisions to the Zoning Ordinance being proposed by the Planning Board at this time.

Respectfully Submitted by:
Rhiannon Worthington
Board Secretary
Approved by Board 4/21/2021