

BOROUGH OF CAPE MAY POINT

Planning Board

Final Meeting Minutes

Tuesday, October 17, 2023 at 7:00 pm

HELD VIA ZOOM VIDEO/AUDIO CONFERENCE

Pledge of Allegiance

Opening

In compliance with the Open Public Meetings Act, adequate notice of this session has been provided by publication in the Cape May Star and Wave Newspaper and continuous posting of the scheduled meeting dates on the official Municipal Bulletin Board at 215 Lighthouse Avenue, Borough of Cape May Point, New Jersey.

Roll Call

Present: Mayor Moffatt, Comm. VanHeeswyk, Mr. Remy, Mr. Murphy, Mr. Brown, Mrs. Leming, Mr. Wallace, Ms. Geiger, Dr. Farrell

Absent: Ms. Bassett

Also Present: Mr. Nathan Van Embden, Esq., Attorney, Mrs. Kate Dunn, Deputy Secretary

Mr. Brown gave a brief introduction. He stated that this is a combined Planning and Zoning Board that operates in accordance with the MLUL and the chartering authority of Borough governance. Cape May Point is a small community with a variety of opinions and respect for each other. Together, the volunteer members, Borough Officials and professional staff within the board conduct board business and welcome applicants following the operational processes that fair governance asks and we welcome public input.

Minutes

Mr. Brown asked if there were any further comments on the revised draft minutes for September 19, 2023 that had been circulated to the board members from the board secretary prior to this meeting. There were no further corrections or comments on the latest draft meeting minutes. The minutes from September 19, 2023 were approved on a motion from Mr. Wallace and a second from Mr. Remy.

New Business:

1. Resolution PB 2023-01-Mary Kelly & Chris Meyerink-510 Cedar Ave.-Mr. VanEmbden briefly reviewed the resolution that he prepared. Mr. Wallace stated that the resolution is confirming what was voted on last meeting. Mr. Wallace asked the board if they had any suggestions or changes to the resolution. There was discussion regarding the spelling of the applicants last name. It was confirmed that the correct spelling should be Meyerink. The resolution will be corrected to as needed. No other corrections or comments were made regarding the resolution. Mr. Remy made a motion to move to the vote. Mr. Wallace seconded that motion. The resolution was approved with 3 aye votes. All others abstained from the vote.
2. Special Resolution PB 2023-04-Chartering of Lot Coverage Awareness Subcommittee. Mr. Brown briefly discussed this resolution. At the June 20, 2023 meeting, the Lot Coverage Awareness Subcommittee talked about what they had been doing and developed a one-page summary about lot coverage code information. That one-page summary is now posted the Boroughs website in the Planning Board section and can be used

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Commented [MB1]: Should this be "seconded" as a verb??

by anyone in the public. They also highlighted some topic areas where there are some potential ambiguities in the understanding or application of the code. They used these topics to describe recent activities of the subcommittee. At that time, a vote was taken to utilize the one-page summary and the 2nd vote was to formally charter the subcommittee. This resolution is to charter the Lot Coverage Awareness Subcommittee. Mr. Brown asked the board if anyone had any proposed changes to the resolution. Mr. Murphy asked how the Lot Coverage Awareness Committee would relate to the Completeness Committee. Mr. Wallace responded that the committees are not directly linked. Mr. Brown agreed. Mayor Moffatt and Comm. Vanheeswyk felt the resolution was well written and clear and they would be able to use it going forward. No further changes were suggested. Mr. Murphy made a motion to move forward with a vote. Ms. Geiger second the motion. The resolution was approved. All present voted aye.

Commented [MB2]: I suggest removing this last part, because I'm not sure what it really means. (They may have said that, but it's meaning is not clear, and the resolution is not intended to get them to respond that way.)

3. Subcommittee Updates:

- A. Completeness Subcommittee: Mr. Brown stated that the application 2023-02 for Phyllis Graham and Melissa Bailey has been deemed complete and will be heard at our November 14th meeting.
- B. Lot Coverage Awareness Subcommittee: Mr. Brown stated that they worked on the resolution which was previously discussed. They also met with Bruce Britton, the new Zoning Officer to be transparent as to what the Lot Coverage Awareness Committee will be doing.

Board Information:

Comm. Vanheeswyk discussed the possibility of the DEP making changes regarding freeboard and the flood ordinance. She stated that the Borough currently requires 2 feet of freeboard. The DEP is proposing that the state require changes in the UCC (Uniform Construction Code) to require 5 feet of freeboard. She stated that there will be a public comment period and she believes that the Board should comment. No other Board Information was presented.

Public Comment

- a. Public Comment was opened at 7:45 on a motion by Comm. VanHeeswyk and second by Mayor Moffatt.
- b. No comment
- c. Public Comment was closed at 7:46 on a motion by Comm. Vanheeswyk and second by Mayor Moffatt.

Adjournment

The meeting adjourned at 7:47 pm on the motion by Mr. Murphy and second by Mayor Moffatt.

Respectfully Submitted by:

Kate Dunn-
Deputy Board Secretary
Approved by Board