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2024 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, 2024 to December 31, 2024 the Planning Board held six (6) regular meetings. During this period, two (2) applications were submitted for consideration. A total of one (1) application was voted on; one (1) resolution was adopted and two (2) applications remain pending as of 12/31/2024.

Specific Applications

PB2023-02 – Approved

Phyllis Graham and Melissa Bailey, located at 506 Cedar Ave., seeking subdivision approval and “C” bulk variances for application PB2023-02.

Litigation

The decision on application PB 2023-02 for Phyllis Graham and Melissa Bailey was appealed by a third party and is still pending a decision as of 12/31/2024.

Planning Board Recommendations



Proud to be a Designated Coast Guard Community!

From the limited number of applications, the Planning Board does not detect a discernible trend of pattern notable for attention or action.

From separate analysis and deliberation, the Planning Board recommended a change to the Zoning Ordinance regarding Driveways and Eco Pavers.

Respectfully Submitted by:

Kate Dunn

Board Secretary

Approved by Board 04/15/2025