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*Commissioner Public Works,*  
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## **2025 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 ordinances 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, 2025 to December 31, 2025 the Planning Board held eight (8) regular meetings. During this period, one (1) application was submitted for consideration. A total of two (2) applications were voted on; two (2) resolutions were adopted and one (1) application remains pending as of 12/31/2025.

### **Specific Applications**

#### **PB 2024-01 – Approved**

*Robert Bump*, located at 415 Lincoln Ave. Ave., seeking approval for a “D” variance and “C” bulk variances to perform a partial demolition of the existing residential dwelling and then construct an addition to the dwelling.

#### **PB 2024-02-Approved**

*NJ Audubon Society*, located at 701 E Lake Dr., seeking Minor Site Plan Approval and “D-2” variance for the expansion of a non-conforming use in order to make the building ADA compliant, allow the renovation to the 1<sup>st</sup> floor and renovate the existing steps and deck and install a new handicap parking space.



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## **Litigation**

The decision on application PB 2023-02 for Phyllis Graham and Melissa Bailey was appealed by a third party and was resolved on May 15, 2025.

## **Lot Coverage Awareness Subcommittee Topics**

As part of regular operations, the Planning Board has chartered a Lot Coverage Awareness Subcommittee (LCAS) to develop and provide recommendations for potential code changes for Planning Board consideration. In 2025, the LCAS brought forward 5 proposed ordinance changes to the PB, and the PB decided to elevate, with some modifications, 5 code change recommendations to the Board of Commissioners.

### **LIST of Meeting Dates and Code-change Topics Elevated to Board of Commissioners**

17June2025 – HVAC and Mechanical Equipment

17June2025 – Pergolas

21Oct2025 – Ramps/Lifts

21Oct2025 – Asymmetric Houses

21Nov2025 – Garages/Attics

## **Planning Board Recommendations**

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

Respectfully Submitted by:

Kate Dunn

Board Secretary

Approved by Board 04/21/2026