

BOROUGH OF CAPE MAY POINT

Planning Board

Meeting Minutes

Wednesday, June 16, 2021 at 7:00 pm

ZOOM

Pledge of Allegiance

Opening

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

Roll Call

Present: Ms. Kelly, Dr. Pfendner, Mayor Moffatt, Comm. vanHeeswyk, Ms. Bassett, Mr. Murphy, Mr. Mullock, Mr. Sowers, Mr. Remy, Mrs. Leming
Absent: Mr. Greenberg, Mr. Yunghans, Mr. Hood, Mr. Mullock
Also Present: Rhiannon Worthington, Secretary; Mr. Nathan Van Embden, Esq., Attorney

Minutes

The minutes from the May 19, 2021 meeting were approved with corrections on a motion by Mr. Sowers and second by Comm. vanHeeswyk. All present voted aye.

Business

1. Resolution for Application PB2021-01: 419 Cambridge Avenue, Block 25 Lot 19
 - a. Among other minor corrections, there was significant discussion regarding item 21 of the hearing summary, and what Mr. McGraw said regarding the drawing provided by Mr. Crossland at the hearing. The statement was modified in the final copy of the resolution to indicate that the drawing was actually a rendering and that Mr. McGraw had not seen it previously. Mrs. Worthington confirmed its accuracy with Mr. McGraw.
 - b. Motion was made to accept the resolution as corrected by Mr. Sowers and second by Dr. Pfendner. Ms. Bassett, Dr. Pfendner and Mr. Sowers voted in the affirmative; Mr. Murphy did not vote as he was disconnected from the meeting when voting occurred.
2. Resolution for Application PB2020-06: 517 Pearl Avenue and 303 Brainard Avenue, Block 11 Lots 1 & 2
 - a. Among other minor corrections, there was significant discussion regarding item 5 of the conditions of approval which states that the demolition plan must be submitted prior to filing of the subdivision plat, and its possible conflict with Mr. Graham's review item 8 which states that the demolition must be completed prior to the filing of the subdivision plat. The statement was modified in the final copy of the resolution to indicate that the subdivision plat may be filed "upon the applicant's completion of demolition plan with all permits".
 - b. Motion was made to accept the resolution as corrected by Mr. Sowers and second by Ms. Bassett. Ms. Bassett, Ms. Kelly, Dr. Pfendner, Mr. Murphy and Mr. Sowers voted in the affirmative.
3. Resolution SR PB2021-05: Consideration of Proposed Ordinance 03-2021
 - a. Motion was made by Comm. vanHeeswyk and second by Mr. Sowers. All present voted aye except for Mrs. Leming who abstained.

Public Comment

1. Public comment was opened at 7:49 pm on a motion by Ms. Bassett and second by Mayor Moffatt.
2. No comment was made.
3. Public comment was closed at 7:50 pm on a motion by Comm. vanHeeswyk and second by Mr. Remy.

Board Information

1. Mr. Sowers asked about the bond posted for 303 Knox Avenue and why the structures were not required to be demolished immediately. There was concern about expiration of the bond. Discussion ensued, determining that bonding for demolition was a common option and that the applicant would be required to renew the bond if the demolition was not completed by its expiration.

Adjournment

The meeting adjourned at 7:51 pm on the motion by Dr. Pfindner and second by Ms. Bassett. All present voted aye.

Respectfully Submitted by:

Rhiannon Worthington

Board Secretary

Approved by Board 9/15/2021