



Elaine L. Wallace, RMC, CMR  
*Borough Clerk*

**BOROUGH OF CAPE MAY POINT**

POST OFFICE BOX 490  
 CAPE MAY POINT, NJ 08212  
 (609) 884-8468 / FAX: 609-884-1732  
 www.capemaypoint.org

**Robert J. Moffatt, VMD**

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**2021 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, 2021 to December 31, 2021 the Planning Board held eight (8) regular meetings. During this period, four (4) applications were submitted for consideration. A total of three (3) applications were voted on; three (3) resolutions were adopted. Two (2) applications remained pending at the close of the year.

**Specific Applications**

**PB2020-06** – Approved

*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.

**PB2021-01** – Denied

*DeMarco*, seeking a “d” variance for floor area ratio for porch alterations.



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**PB2021-02** – Approved

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

**PB2021-03** – Hearing Pending

*Wagner*, seeking “c” bulk variance to expand an existing non-conformity.

**PB2021-04** – Hearing Pending

*Polgardy & Simpson*, seeking “c” bulk variances to construct a second floor addition on both sides of an existing duplex.

**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.

The Planning Board discussed the benefits of reviewing previously granted relief. The topic was tabled and no further action taken.

Respectfully Submitted by:

Rhiannon Worthington

Board Secretary

Approved by Board 7/20/2022