

**BOROUGH OF CAPE MAY POINT**

**Planning Board**

**Meeting Minutes**

**Wednesday, February 16, 2011, 7:00pm  
Cape May Point Fire Hall**

**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.

<b>Roll Call:</b>	Ann Brecker, Chairperson	Present
	Joan Brown, Vice Chair	Present
	Kathy Hogarty	Present
	Dr. Charles Blackinton	Present
	Len Gramlich	Present
	Martha Grubb	Present
	Anita VanHeeswyk	Present
	Dr. Robert Moffat	Present
	James Smith	Resigned
	Diane Wentink	Resigned

**Also Present:** Brad Rosenthal, Secretary  
Dean Marcolongo, Esq. Attorney

**Minutes:** Wednesday, January 19, 2011  
Approved with minor change to Public Comment Section  
Motion made by Hogarty, Second by VanHeeswyk, All Ayes

**Business:** **Review of new application form and checklists.**  
Discussion was had regarding the inclusion of a requirement that the applicant provide information on the application regarding wetlands. There is concern over the implications of this provision. Wetlands are regulated by the state and federal governments, not typically by local governments – the application implies regulation at the local level and could prevent a property owner from receiving a local permit on the basis

of the answer given by the property owner on the application. Borough Commission and Mr. Marcolongo will be looking into this issue further.

A motion was made by Ms. Brown and seconded by Ms. Hogarty to approve the application pending the addition of page numbers and other minor grammatical and formatting issues, resolution of the wetlands issue described above and pending the approval of the Zoning Board and Borough Commission as appropriate. All present voted in the affirmative.

### **Review Sample Lighting Ordinance**

The discussion of this potential ordinance focused on corrections to foot candle numbers, height of fixtures, and shielding. Foot candle numbers were revised per recommendations from other municipal regulations and literature sent by Commissioner Henderson after his review. The height of fixtures will be based on whether or not the fixture is attached to a building. Allowable building height will be the height of building mounted fixtures and eight feet was settled upon for the height of independently mounted fixtures. Mr. Marcolongo will bring revised resolution language to the next meeting.

### **Temporary Storage Box Regulation Discussion**

Discussion tabled until the next meeting.

### **Driveway Material – Review Sample Resolution**

A discussion of this subject strayed from the provided sample resolution and became a discussion of the affect of off-street parking surface material and its affect on total allowable lot coverage. A change in surface material should necessitate compliance with existing zoning and total allowable impervious surface coverage. Mr. Marcolongo will bring an updated resolution to the next meeting.

### **Capital Improvement Planning Discussion**

A Member would like the Borough to provide a method of more convenient and timely yard waste disposal.

A Member would like to see the lights in the traffic circle adjusted.

The Capital Budget is available on [www.capemaypoint.org](http://www.capemaypoint.org). Members should locate the information and bring further ideas to the next meeting for discussion.

### **Board Information:**

Correspondence was received that an application was submitted to NJDEP for a Freshwater Wetlands Letter of Interpretation. The letter was sent to adjacent property owners of the subject property to inform property owners

that DEP personnel may be present on their property in relation to the application.

The Secretary will send out an updated board member contact list prior to the next meeting.

**Public Comment:** None

**Adjournment:** Motion for adjournment made at 8:25pm by Dr. Blackinton and seconded by Ms. Hogarty, all present voted in favor.

Respectfully Submitted by:

Bradley T. Rosenthal  
Board Secretary

Approved by Board 3/16/11