



Borough of Cape May Point
Zoning Board of Adjustment
Post Office Drawer 490
Cape May Point, NJ 08212

MEETING MINUTES

October 26, 2011

7:00 PM

Fire Hall Meeting Room, Yale Avenue

OPENING: In compliance with the Open Public Meetings Act of 1975, adequate notice of this meeting has been provided for by posting on Borough bulletin boards and published in the Cape May Star and Wave Newspaper on February 16, 2011.

FLAG SALUTE

ROLL CALL

Present: Stanger, Henderson, Lambeck, Mottola, Rice

Absent: Miranda, Keller, McGeehan, Daniels

Also Present: Brad Rosenthal, Secretary; Dean Marcolongo, Esq, Attorney

MINUTES: Minutes from the September 28, 2011 Board Meeting were approved on the motion of Lambeck, seconded by Mottola, all present voted aye.

BUSINESS: As only five board members were present, the Chairman elected to rearrange the agenda to cover other business prior to hearing the application to allow a few minutes for additional board members to arrive.

1. Completeness Committee – As it is anticipated that the Chair of the Completeness Committee, Nancy Henderson, will be leaving the area and the Board, Chairman Stanger made a request for volunteers to form a new completeness committee.
2. Chairman Stanger reminded Board Members and the public that the November and December meetings are on the third Tuesday of each month rather than the fourth Wednesday.
3. Mr. Marcolongo provided a letter to the Board Members which was sent to the Stuebings asking them to provide proof of a deed filing that was required under Zoning Board Resolution 2005-11.
4. Convent Application (ZB2011-03) Hearing Continuance: Hearing postponed until November at the request of the applicant because only five members of the Board were present and five votes are needed to pass the requested variance. Mr. Marcolongo indicated that it is well within the applicant's rights to ask for a continuance when only five board members are present. No further public notice is necessary.

5. The Board discussed the need for more alternates. Current Borough Ordinance allows a seven member board with two alternates. The Zoning Board asked Mr. Marcolongo to draft a resolution requesting the Borough to adopt a new ordinance allowing a seven member board with four alternates.

ANNOUNCEMENTS: None

PUBLIC COMMENT:

- Amelia Olson of 101 Lincoln Ave requested to know if the application (ZB2011-03) had been deemed complete.
 - Mr. Marcolongo indicated that the application had been deemed complete.
- Sally Sachs of South Lake Drive asked if reminders were sent to Board members.
 - Mr. Stanger answered that reminders were sent.

ADJOURNMENT The meeting adjourned at 7:20pm on a motion by Rice, seconded by Henderson, all present voted aye.

Respectfully Submitted by:
Bradley T. Rosenthal
Board Secretary
Approved by Board 11/15/2011