

CAPE MAY COUNTY PLANNING DEPARTMENT

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Established 1953

Leslie L. Gimeno, PP, AICP

Planning Director

Cape May County Planning Board Minutes of the Meeting of March 17th, 2022 5:00 P.M., Intermediate Meeting Room

The meeting was called to order at 5:00 pm by Chairman Simone; he subsequently read the public meeting notice.

Following the flag salute, roll call was taken with the following members being present:

Member	Present	Absent
Mr. Ashman	X	
Mr. Bulakowski	X	
Mr. Church	X	
Commissioner Morey		X
Mr. Simone	X	
Commissioner Director Thornton	X	

Others in Attendance:

Leslie Gimeno, PP, AICP, County Planning Director
Lauren Purdom, PP, AICP, Senior Planner
Joe Molineaux, CMC Economic Development

Public in Attendance:

None

Adoption of Minutes: Mr. Bulakowski made a motion to adopt the meeting minutes from September 16th and November 18th, 2021; Mr. Ashman seconded the motion. All members were in favor.

Selection of Officers:

Mr. Church recommended the return of the current slate of officers, with Chairperson Simone, Vice-Chairperson Ashman, and himself as Secretary. There were no other nominations. Mr. Thornton seconded the motion; all members were in favor. Ms. Gimeno thanked all members for their service, and welcomed the officers back to their positions. Mr. Simone and Mr. Bulakowski confirmed their willingness to continue as members of the Development Review Subcommittee.

Director's Report:

- Ms. Gimeno thanked everyone for their efforts with respect to the January 2022 County Comprehensive Plan. She said that per statute, the plan had been

distributed to all 16 municipal governing bodies, as well as the County Park Commission. T&M Associates has been retained for updates to the plan, as required by the results of the 2020 Census, by annual review of the County Planning Board each November, or by the public. The plan was submitted for consideration to NJ Future for a Smart Growth Award, which “commemorates the achievements of projects and plans that promote innovative, equitable approaches to planning and redevelopment.” Ms. Gimeno indicated that the Pacific Avenue (Wildwood) Redevelopment Plan had also been submitted for consideration, so hopefully one of the plans will be recognized.

- The Pacific Avenue Redevelopment Project is seeing early successes with two project from private developers moving through the redevelopment plan process. The City and County are encouraged by the level of interest in the corridor and how developers are embracing the newly established design criteria
- The Delaware Bayshore Council continues to advocate for sustainability, resiliency, and promoting economic development issues along the Delaware Bayshore in Salem, Cumberland, and Cape May Counties. They sponsored a webinar on the new federal flood insurance rules which are set to begin on 4/1/22 and take the place of the Risk Rating 2.0 rating system. The new rules take issues such as distance from water, type of flooding, flood frequency, structure foundation type, height of lowest floor relative to the Base Flood Elevation, and the estimated cost of replacement into effect in determining rates. Ms. Gimeno indicated that the Community Rating System is still in effect to encourage municipal mitigation efforts, and that the new system provides accommodations on rates where homeowners have undertaken mitigation activities on their properties.
- Ms. Gimeno reported that the Open Spaces Program had undergone a number of revisions beginning in 2022. She said that Land Acquisitions are now accepted on a rolling basis and have been prioritized for review over all other types of applications. There are now two funding rounds per year for the other elements of the program, with workshops before the whole Open Spaces Board being required for all Park / Recreation and Program Priority projects. It is hoped that the workshop setting will enable a greater voice in the design process and will strengthen the spirit of partnership between the County and applicants.

DRC Committee:

Ms. Purdom gave an overview of the subdivisions and site plans reviewed since the January Planning Board meeting. There were 12 Subdivisions resulting on 24 new lots; 4 on County Roads (38 acres impacted). There were 13 Site Plans with 6 on County Roads, impacting 31 acres. Ms. Gimeno thanked Bob Church and his staff for their technical reviews and assistance in the Development Review Process.

Presentation: Community Livability Index:

Ms. Gimeno said that the consultant team working on the Economic Resiliency Study for the County suggested that the Planning Department look into the AARP Community Livability Index to see if there would be any benefit to participating. Ms. Purdom was asked to research the program and to engage the Planning Board in dialogue; if there is consensus by the Board, then we will pursue participation.

Ms. Purdom provided an overview of the different sections of the livability index which involve demographic information, community information, walkability, access to healthcare, and others. She said that Somerset County had joined in 2020, and the State of NJ joined in 2021 as part of their age-friendly initiatives. Questions were raised related to data sources, transportation, and housing. After some discussion, consensus was reached that the initiative was worth delving further into. Mr. Simone thanked Ms. Purdom for her research and presentation.

Transportation Comments:

Mr. Church gave a brief report on the following projects:

- MT Bike path now connects to Dennis Township; continuous path from Ferry Road in Lower Township to South Seaville; 17 miles of separated path
- Paving program for 9 miles of maintenance paving is set to begin later this month and affects Middle, Upper, and Dennis Townships
- Bridge project on Mill Creek, Great Channel, and 21st / 25th Street Avalon are slated to begin soon
- Other upcoming projects include Ocean Drive Avalon / Stone Harbor; Pacific Ave Wildwood Crest; 3rd Avenue Stone Harbor; Tyler Ave Woodbine / Dennis Township

Public Comment:

There was no public comment.

Adjournment:

At 5:59, Mr. Thornton made a motion to adjourn. Mr. Ashman seconded the motion. All members were in favor.