

**BOROUGH OF WEST CAPE MAY  
PLANNING-ZONING BOARD  
REORGANIZATION MEETING – JANUARY 4, 2022**

The Regular Meeting of the Borough of West Cape May Planning-Zoning Board, held at the Municipal Building, 732 Broadway, was called to order by Board Chair, TJ Belasco, at 7:00 PM. After reading the Open Public Meetings Act of 1975, he led all present in the flag salute.

**ROLL CALL:**

**Members:**

Jim Barnes	absent	Lisa Roselli	present
Peter Burke	present	Carol Sabo	present
Art Joblin	absent	TJ Belasco	present
Allison Morgan	absent	<b><u>Alternates:</u></b>	
Paul Mulligan	present	Deanna Kurkowski	present
Kevin O’Neill	present		

**Also Present:**

Ray Roberts, Board Engineer  
Richard M. King Jr., Board Solicitor  
Tricia Oliver, Board Assistant

**OATH OF OFFICE:**

Members Peter Burke and Deanna Kurkowski took the Oath of Office for their next term.

**REORGANIZATION:**

**Appointment of Board Chairperson**

**Motion was made by Carol Sabo and a second by Lisa Roselli to nominate TJ Belasco as Board Chairperson.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

**Appointment of Vice Chairperson**

**Motion was made by Peter Burke and a second by Carol Sabo to nominate Lisa Roselli as Vice Chairperson.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

### **Appointment of Board Assistant**

**Motion was made by Carol Sabo and a second by Lisa Roselli to appoint Tricia Oliver as Board Assistant.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

### **Designation of Board Solicitor**

**Motion was made by Carol Sabo and a second by Lisa Roselli to appoint Richard King, Jr., Esq. as Board Solicitor.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

### **Designation of Board Engineer**

**Motion was made by Paul Mulligan and a second by Carol Sabo to appoint Raymond Roberts, of Remington Vernick Engineers, as Board Engineer.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

### **Approval of Meeting Dates**

**Motion was made by Peter Burke and a second by Paul Mulligan to approve the meeting dates for 2022.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

### **Approval of Official Publications**

**Motion was made by Paul Mulligan and a second by Peter Burke to approve the Official Publication for the Board as the Cape May Star and Wave and approve the Atlantic City Press as a secondary publication.**

Those in favor: Peter Burke, Paul Mulligan, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

*\*Board Member Kevin O'Neill entered the meeting at 7:13 pm.*

### **Approval of Annual Report – Resolution No. 01-22**

**Motion was made by Paul Mulligan and a second by Deanna Kurkowski to approve the Annual Report of 2021 and adopt Resolution No. 01-22.**

Those in favor: Peter Burke, Paul Mulligan, Kevin O'Neill, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: None.

## **MINUTES:**

### **December 7, 2021 Regular Meeting**

**Motion was made by Lisa Roselli and a second by Peter Burke to adopt the minutes from the December 7, 2021 regular meeting.**

Those in favor: Peter Burke, Kevin O'Neill, Lisa Roselli, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: Paul Mulligan.

### **December 21, 2021 Work Session**

**Motion was made by Peter Burke and a second by Carol Sabo to adopt the minutes from the December 21, 2021 Work Session.**

Those in favor: Peter Burke, Kevin O'Neill, Carol Sabo, Deanna Kurkowski, and TJ Belasco. Those opposed: None. Those abstaining: Paul Mulligan and Lisa Roselli.

## **DISCUSSION:**

General discussion was briefly had amongst the Board regarding the information within the annual report.

Members asked Board Engineer, Ray Roberts, for an update on a previous board application regarding the 860 Broadway, or Victorian Flowers, LLC, and where the required improvements currently stand. Mr. Roberts explained that as of his last site visit, the conditions upheld by the Board were met, however, the applicant was awaiting a final site survey from their professional. He stated that he anticipated that the application should come back to the Board fairly soon.

Paul Mulligan addressed the Board regarding the RSIS standards and how they directly relate to the Borough of West Cape May. Moreso, he explained that it was his belief that the "normal" standards don't seemingly fit and should perhaps be set higher for the Borough. Mr. Mulligan mentioned the situation with parking and particularly with rental properties.

Ray Roberts replied to Mr. Mulligan stating that in order to gain a higher set of RSIS standards, there is an extensive process through the State, which include an application to prove the uniqueness of the Borough of West Cape May and could entail countless studies and professional work to be completed before getting the process started.

**Meeting discussion was opened to the general public at 7:21 pm, and closed due to no public coming forward to comment.**

**Board Members were given privilege of the floor at 7:22 pm.**

**Motion made by Paul Mulligan to adjourn the meeting at 7:22 PM, with all in favor.**

**Respectfully Submitted, Tricia Oliver/Board Assistant.**