

**BOROUGH OF WEST CAPE MAY
PLANNING-ZONING BOARD
MEETING –MAY 2, 2023**

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 Chair of the Board, 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	present	Lisa Roselli	present
Makenzie Franco	present	Carol Sabo	present
Alan Crawford	present	TJ Belasco	present
Paul Mulligan	absent	Allison Morgan	present
Kevin O’Neill	present		

Alternates:

Tom Richards	present
Ryan Griffin	present

Also Present:

Anthony Chadwell, Board Engineer
Richard King Jr. Esq., Board Solicitor
Tricia Oliver, Board Assistant

OATH OF OFFICE:

Members Tom Richards and Ryan Griffin took the Oath of Office.

MINUTES:

April 4, 2023 Meeting

Motion was made by Lisa Roselli and a second by Carol Sabo to adopt the minutes from the April 4, 2023 Meeting.

Those in favor: Jim Barnes, Makenzie Franco, Alan Crawford, Allison Morgan, Lisa Roselli, Carol Sabo, and TJ Belasco. Those opposed: None. Those abstaining: Kevin O’Neill, Tom Richards, and Ryan Griffin.

RESOLUTIONS:

Resolution #06-23: Approval for Joseph & Sharon Palimeno, 401 Sunset Blvd., Block 57 / Lot 6.01 (App.# 001-23)

Motion was made by Makenzie Franco, and a second by Lisa Roselli, to approve Resolution #06-23.

Those in favor: Jim Barnes, Makenzie Franco, Alan Crawford, Allison Morgan, Lisa Roselli, Carol Sabo, and TJ Belasco. Those opposed: None. Those abstaining: Kevin O’Neill.

APPLICATIONS:

EZFS Sunset, LLC

110 Sunset Blvd.

Block 32 / Lot 3

Variance Relief – Use (Non-permitted Use)

Variance Relief – Substantial Benefit

Legal Counsel for the application, Lyndsy Newcomb, Esq., stated to the Board and their professionals their request to adjourn the application for EZFS Sunset, LLC. Siting that the application will undergo various changes to it's originally submitted plan, in hopes to incorporate concerns and suggestions from the neighboring residents. Mrs. Newcomb also explained that it is their hope to lessen the severity of the proposed parking variance, as well as the possibility of eliminating the need for a use variance.

Speaking on his own behalf, Jack Wright, apologized to the Board and the residents in the audience for the late request of an adjournment, but assured all that the revisions to the site plans for the property would address the neighbor's suggestions and alleviate most of their concerns.

Board Solicitor, Richard King, Esq., addressed the Board explaining that although the application for 110 Sunset Blvd. had previously been adjourned, it was his belief that there are times when an adjournment seems more appropriate than others. In this case, he continued, the applicant is seeking to diminish variances sought and to take neighbor's concerns into consideration as well. Both of which, in his professional opinion, are ideal.

Brief discussion was undertaken regarding a possible timeline for the resubmission of application materials. After mention of the next available meeting dates by the Board Assistant, Mrs. Newcomb suggested that materials could be received for Board Engineer review within sixty (60) days. There were no objections from the Board.

Application discussion was opened to the public within 200 ft. and beyond at 7:17 PM.

John Bird, 315 Fow Avenue, questioned the process of which he might be able to have discussions regarding the EZFS Sunset, LLC application and is concerns after he had viewed the application materials.

Board Chair, TJ Belasco, offered an explanation to Mr. Bird. He stated that it is always recommended to be present for the public portion of a hearing to voice concerns or suggestions. However, the public is not to submit any letters to the Board or professionals since it is always an option for cross examination by a representing attorney during a hearing.

Sean Scott, 313 Fow Avenue, voiced his opposition of the adjournment.

Application discussion was closed to the public at 7:21 PM.

Motion was made by Jim Barnes and a second by Lisa Roselli to grant the adjournment of the application for EZFS Sunset, LLC at 110 Sunset Blvd., with resubmission within sixty (60) days.

Those in favor: Jim Barnes, Makenzie Franco, Kevin O'Neill, Allison Morgan, Lisa Roselli, Tom Richards, Ryan Griffin, and TJ Belasco. Those opposed: None. Those abstaining: None.

DISCUSSION:

Board Chair, TJ Belasco addressed the newest members, Mr. Richards and Mr. Griffin, explaining their role as alternates. He encouraged not only their attendance to each meeting, even though they may not be called to vote, but also enforced the importance of interacting during meetings, such as asking questions and giving insight on applications and discussion topics alike.

Meeting discussion was opened to the general public at 7:25 PM, and closed due to no public coming forward to comment.

Motion made by Jim Barnes to adjourn the meeting at 7:25 PM, with all in favor.

Respectfully Submitted, Tricia Oliver/Board Assistant.