

CAPE MAY COUNTY PLANNING DEPARTMENT

Will Morey
Commissioner

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Leslie L. Gimeno, PP, AICP

Planning Director

Established 1953

Cape May County Planning Board Minutes of the Meeting of January 20th, 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, Economic Development Program Manager
Stan Slachetka, T&M Associates (virtually attended via Zoom)
Robert Dare, T&M Associates (virtually attended via Zoom)

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.

Director's Report:

Ms. Gimeno introduced Lauren Purdom, PP/AICP, as the Department's new Senior Planner. She said that Lauren holds a BA in Political Science from Stockton University and a MS in Urban and Regional Planning from University of Central Florida. Ms. Gimeno indicated that Ms. Purdom has experience in the planning field in both the public and private sectors and that the Department is thrilled to have her on board. She will be leading the Development Review Process and taking part in special planning projects including the Bayshore Council and the Park/Zoo Master Plan, and will serve as the Department's Census liaison to the NJ Department of Labor. Ms. Purdom said that she was very happy to meet the Board and to be a part of the Planning Department.

Ms. Gimeno said that weekly meetings for the Wildwood Redevelopment Initiative continue, with recent emphasis being placed on creating a marketing campaign for “PAC Ave”. The Project Review Committee has seen interest in redevelopment projects with several developers making inquiries. Appraisals have been ordered on several targeted properties. Ms. Gimeno briefly outlined the redevelopment process with respect to public acquisition and private redevelopment efforts. Commissioner Morey said that the City of Wildwood was the PILOT for the Municipal Redevelopment Initiative and that funds are in place to engage in partnership efforts elsewhere in the County. Ms. Gimeno commented that the process is new to our County, so care is being taken to set it up strategically so that the structure of the program can be employed elsewhere. Mr. Bulakowski commented that it will be great to see the redevelopment efforts in action on Pacific Avenue and elsewhere, and Commissioner Morey said that synergies with other economic development programs in the area – such as the Neighborhood Preservation Program – are being explored, as well.

Ms. Gimeno reported that work continues on the Economic Recovery and Resiliency Plan. Rough data has been compiled and an Advisory Group has been established and engaged in discussions regarding pre- and post- COVID experiences and challenges. A business survey to collect additional data has been launched and is being promoted.

The County has received notice that the US Economic Development Authority will be awarding \$3m towards the construction of Tech Village Phase II at the CMC Air + Innovation Port. Technology and innovation-related businesses are being targeted as future occupants of the new space, and a RFP has been issued for marketing of the site. Coordination meetings with the Delaware River and Bay Authority have been reinstated for overall airport projects, and Ms. Gimeno reported that the in-person meetings have been a welcomed change from the COVID-inspired virtual meetings of the past 2 years.

DRC Committee:

Ms. Purdom gave an overview of the subdivisions and site plans reviewed since the November Planning Board meeting. She commented that there have been several applications that have both site plan and subdivision components, and that there have been multiple site plans for mixed use developments.

Cape May County Comprehensive Plan:

Ms. Gimeno provided a brief overview of the process through which the County Comprehensive Plan was developed. She highlighted stakeholder engagement and referenced dialogue at the November 2021 Planning Board meeting with members of the public. She indicated that the feedback had been very helpful and that many of the suggestions had been incorporated into the final draft version of the Plan that is being offered for the Board’s consideration. She complimented Mr. Dare and Mr. Slachetka for all of their hard work and said what a great experience it was to have worked with them on this very important project. Ms. Gimeno indicated that the contract with T&M

had been extended to allow for plan reexaminations and updates such as additional demographic analysis based on 2020 Census results which are due to be released in 2022.

Resolution 1-2022: Resolution Adopting the 2022 Cape May County Comprehensive Plan

Ms. Gimeno thanked the Board, Staff, and Consultant team for their hard work on the Comprehensive Plan. She read through the proposed resolution which provided context and background on the planning effort. Mr. Bulakowski made a motion to adopt Resolution 1-2022 as written; Mr. Ashman seconded the motion. A roll call vote found all members to be in favor.

Transportation Comments:

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

- Lower Twp: Bayshore Road Resurfacing – weather has shut down progress; expect to be complete by 4/30
- Woodbine: Dehirsh Ave. from Madison to Washington Avenue – resurfacing project to be complete by 4/30
- Wildwood Crest: Pacific Ave from Rambler to St. Louis – anticipated to be completed by 5/13; a second phase of the project from St. Louis to Madison Ave. will be started in the Fall and completed prior to May 2023
- Avalon: Ocean Drive Resurfacing – Phase 1 from 62nd to 70th Streets done by 5/13/22; Phase 2 of 70th to 80th Streets scheduled for Fall 2022
- Rumble Strip Project: Rumble Strips will be installed on 40 miles of County Roadways in the Fall; Project will also include striping and raised pavement markers in locations with poor lighting
- On 1/25/22, the Commissioners are scheduled to consider the award of a \$9.5m maintenance paving contract for 33 miles of County roadways to include Stone Harbor Boulevard, Goshen Road, Townbank Road, Stagecoach Road (Upper Township), and others
- Other scheduled road projects include Beach Ave (Cape May), Pittsburgh Ave (Cape May), Tyler Road (Dennis Township), Dias Creek (Middle Township), and New Bridge Road (Upper Township)
- Bridge projects include Upper Township - Mill Creek Substructure Repair (Spring 2023), Stone Harbor – Great Channel Bridge (Sept 2022 – May 2023), and Middle Township/Stone Harbor 96th Street Bridge (anticipated 2025)

Public Comment:

There was no public comment.

Adjournment:

At 6:15, Mr. Bulakowski made a motion to adjourn. Mr. Ashman seconded the motion. All members were in favor.

NEXT MEETING: 5:00 pm - THURSDAY, March 17th, 2022
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