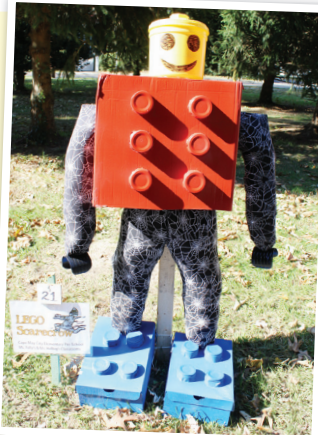




House of the week

Real Estate Resource



Scarecrow Alley returns to Physick Estate

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164th YEAR NO. 44 CAPE MAY, N.J. Serving America's National Historic Landmark City WEDNESDAY, OCTOBER 31, 2018 \$1.00

House, Senate seats up for grabs on Election Day

Voters will select candidates in the general election Tuesday, Nov. 6, for the U.S. Senate and House of Representatives.

U.S. Senate, New Jersey
One six-year seat for U.S. Senate representing New Jersey is available. Republican Bob Hugin is challenging incumbent Democratic Robert Menendez.

Menendez has been a senator since 2006, when he was appointed by then-Gov. Jon Corzine.

Menendez fought for New Jersey's share of federal recovery money after Hurricane Sandy in 2012. As senior member of the Senate Finance Committee, Menendez supported legislation to help families struggling with autism, and championed health services for women and community health centers for underserved communities. He advocated for more investment in infrastructure, retraining workers, and tax policy that brings employment opportunities to New

Jersey. Menendez authored a bill that would provide a pathway to citizenship for the 11 million undocumented aliens living in the United States while providing border security.

Bob Hugin is the executive chair of Celgene Corp., an international biopharmaceutical company. Hugin supports New Jersey getting more federal investment in the state, including infrastructure, education, health care and beach replenishment. Hugin

promised to eliminate the \$10,000 cap on state and local tax deductions and make individual tax cuts permanent. According to Hugin's website, he supports modernizing the state's infrastructure, which he said would help the economy and make roads, bridges and tunnels safer. On immigration, Hugin advocates border security, opposing Sanctuary Cities, and creating a path to citizenship for Dreamers and immigrants who may not have arrived in the United States legally.

U.S. House, Second Congressional District

Democrat Jeff Van Drew and Republican Seth Grossman vie for the House of Representatives seat held by Rep. Frank LoBiondo, who is retiring after representing the district for 24 years.

Seth Grossman, of Atlantic City, is a Somers Point-based attorney and one of the founders of Lib-

See Election, Page A2

Officials formally dedicate joint Public Safety Building in Erma

By JACK FICHTER
Cape May Star and Wave

ERMA — With the snip of a giant red ribbon with scissors the size of hedge shears Oct. 23, county and Lower Township officials dedicated the newly refurbished Lower Township Public Safety Building at the Cape May County Airport.

The facility houses Lower Township police, Lower Township municipal court, Lower Township Rescue Squad and the county Office of Emergency Management, as well as county police and fire central dispatch.

The World War II-era building formerly housed the police department, rescue squad, municipal court and Bureau of Fire Safety. The leak-plagued building underwent a massive reconstruction.

Gerald Thornton, director of the Cape May County Board of Chosen Freeholders, said he brought the building to the attention of freeholders as a method to save money for the township and county. He said the county was looking for an emergency management building. The county's Office of Emergency Management was formerly located in the basement of the county's main library on Mechanic Street in Cape May Court House.

"Estimated cost for just the emergency management building for the county was approximately \$5.5 million to \$6 million," Thornton said. "Lower Township was developing plans to build a new police station in Lower Township in the Villas. They had estimated costs of the same, between \$5 million and \$6 million."

He said the Lower Township Public Safety Building was examined and appraised and a cost estimate to refurbish the building was between \$5 million and \$6 million.

"When we split it up between the township and the county, each one of us saved anywhere from \$2 million to \$2.5 million," Thornton said.

The county determined the building was structur-



Jack Fichter/CAPE MAY STAR AND WAVE

Gerald Thornton, director of the Cape May County Board of Chosen Freeholders, left, and Lower Township Mayor Erik Simonsen wield scissors to cut the ceremonial ribbon as the refurbished Lower Township Public Safety Building was dedicated. Lower Township Police Chief William Mastriana looks on.



Jack Fichter/CAPE MAY STAR AND WAVE

Bill Coles talks about what takes place in the RACES (Radio Amateur Civil Emergency Service) room, which is dedicated for use by amateur radio operators known to provide backup.

ally sound, he said. The airport offers a major resource to the Office of Emergency Management to get people and supplies in and out, he said. Thornton said he hopes additional towns will

use county central dispatch, which would lower the cost for all participants.

Lower Township saved about \$160,000 by eliminating its local dispatch and using the county's service,

he said.

Lower Township Mayor Erik Simonsen thanked township and county employees for working hard on the project. He noted some elected officials wanted to move the police station next to Township Hall in Villas and make it a "no frills" police station.

"That did not come to fruition but this did," Simonsen said. "This is a state-of-the-art police department, which our police deserve."

He noted the building also houses a state-of-the-art emergency management center. Simonsen noted the airport is also the highest spot of elevation in the county.

Emergency Management Director Martin Pagliughi said the building is a perfect example of property tax relief. He said he used three words for property tax relief: consolidation, privatization and regionalization.

See Officials, Page A2

Cape May zoners deny proposal for oversized duplex

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city Zoning Board unanimously denied approval for the construction of a duplex at 1411 Harbor Lane.

The lot is currently occupied by a 594-square-foot, one-bedroom rancher with a dock located close to Harbor View Park in the R-3 zone.

During a meeting Oct. 25, attorney Ron Gelzunas appeared on behalf Tellista Enterprises NJ LLC and principle Rich Ellis. Gelzunas said the lot is oversized at 40 feet by 150 feet. A portion of the lot is covered by water, he said. Gelzunas said the owners planned to demolish the existing home and replace it with a duplex. The application required variances but the new structure would fit in the neighborhood, he said.

Architect Matt Sprague said the building would have four total levels with the ground level used as a garage below flood grade but equipped with flood vents. He said the first floor would contain two bedroom units with a kitchen and full living space.

Sprague said two floors above that would consist of three bedrooms with a master suite on the upper level. He said the properties to the left

and right were multi-family units and the new structure would be consistent with neighboring houses.

The initial design had the duplex with a height of 46 feet but the city permits a height of only 40 feet, Sprague said. A foot would be removed from each of the four floors of living space and reduce the pitch of the roof to conform with the 40-foot requirement, he said.

Engineer John Cornick said 35 percent of the lot is in the water. He said the applicant has received approval from CAFRA (Coastal Area Facilities Review Act) to demolish the current home. The structure would occupy 47 percent of the lot while the city permits lot coverage of 70 percent, he said.

A variance was sought for sideyard setback of 9 feet while regulations require 12 feet. The project requires a lot width and lot frontage variance since the lot is 40 feet when 60 feet is required. Gelzunas said the variances for lot frontage, lot width and lot area reflect existing conditions on the property. He said any structure constructed on the property would require variances.

Cornick said the property

See Cape May, Page A2

Planning Board talks mall apartments and Village Green issues

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city's Planning Board discussed changes in zoning regulations for Village Green concerning fences and additions, as well as creating apartments over stores on the Washington Street Mall for local workers.

On Oct. 23, Planning Board engineer Craig Hurlless provided members with a list of recommended changes for development regulations and the zoning map in prepara-

tion for an update of the city's master plan. He said he compiled the suggestions with the zoning officer over the past 10 years while listening to the public and developers.

"A lot of these were not vetted, I don't establish policy," Hurlless said.

The city's construction office has been having issues in Village Green concerning additions and accessory structures and fences that "disrupt the original campus design

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