

Parking for lumber company solves issue with roundabout

By JACK FICHTER
Cape May Star and Wave

WEST CAPE MAY — For more than 10 years, the county has promised to construct a roundabout at the intersection of West Perry Street, Myrtle Avenue and Park Boulevard that was delayed in part by the design taking parking spaces away from Cape May Lumber Co.

Borough Commission approved a resolution to be

sent to the county concurring with a parking proposal and the county's plan to solve the parking issue.

At a Feb. 14 Borough Commission meeting, Mayor Carol Sabo said the first day she served as a public official was in January 2013 when then-county engineer Dale Foster presented a public information session on the roundabout project.

Currently, Park Boulevard has parallel parking to the north of Flying Fish

Studios, which is located at the end of the lumberyard building. Parking would need to be changed to face for the lumber company not to lose parking spaces, Sabo said.

She said the plan was to ensure Cape May Lumber still has access for their deliveries and the design allows lumber trucks to use "little Myrtle Avenue."

"For folks that have said 'Do you think this roundabout will ever come to

pass,' it actually is going to come to pass because we all know how dangerous that intersection is," she said. "Traffic-calming measures are important. This will help people ease around that area, provide safe passage for bicycles, pedestrians and vehicles."

Deputy Mayor George Dick said County Engineer Bob Church was willing to attend a Borough Commission meeting to explain the

project. Sabo said the parking plan would use the existing stone shoulder and paved bicycle lane for maneuvering. There are currently public parking spaces available along the shoulder that would be affected, she said.

Originally, it was thought the county owned or conveyed the parking spaces but that was not the case, Sabo said.

The original design

called for a six-legged roundabout that would be designed with a truck apron, an area where cars would drive around, but it could accommodate a truck driving over it. The center of the roundabout would be brick.

Roundabouts are much smaller than traffic circles that control traffic flow without stop signs or traffic lights. Drivers need to find a gap in the traffic to enter a roundabout.

HPC review police station plans

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building based on what your wants are on the design of the building and work that in as we move forward," he said.

Black brick would be used for accents on the new building. Conley said the HPC committee suggested using a cedar shake roof on the police station, but he was still searching for a composite material slate roof, something that would be acceptable to the HPC and resemble slate.

"The main reason for that is because we really truly feel that a masonry building constructed in the 1890s would probably have a slate roof on it, not

a cedar shake roof shingle roof," he said.

HPC Commissioner Tom Carroll said the commission had not found any appropriate composite materials in the past that looked like slate.

Conley said it was nearly impossible to find someone today to install a slate roof on a building. He said the same type of siding, doors and windows used on the city's new fire station would be used on the police station.

Architect John Descano said the design was Second Empire style which was part of Victoriana and they felt brick construction was appropriate for a police station.

The building would have dormers with an eyebrow roof of copper, he said.

Descano said the building would have decorative brackets below the roof eaves.

HPC Commissioner Jim Testa said the concept was a nicely designed structure that "qualifies as the junior brother of the firehouse."

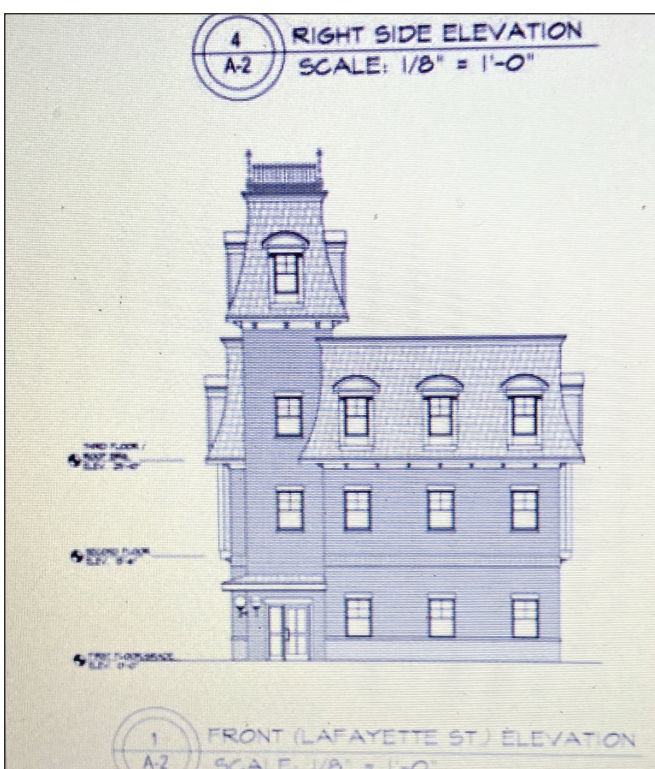
"If I had one reservation, I would say that this building has one tower too many, and the reason I say one tower too many is because when I go up Franklin Street from the firehouse, through the Sturdy Savings, through the tower and the steeple we're about to put on the AME Church, to the two churches that are nearby — it's just tower, tower, tower and my problem is I think we have a lot of height and too many towers," he said.

Testa said it was not necessary to have a tower on the police station. He said it looked "stately and important enough."

Conley said he considered removing the tower but without it the building resembled a rooming house. He said the height of the tower could be reduced. A generator for the building would be hidden behind fencing and landscaping, according to Conley.

HPC Commissioner John Boecker said he was in favor of the tower but shorter in height. He said he researched roofing materials on masonry public buildings of the Second Empire with Mansard roofs and found 30 with slate roofs.

Design standards from the Secretary of the Interior allow substitute materials for new construction, Boecker said. The



Provided

The Historic Preservation Commission reviewed conceptual plans for a police station in Cape May and forwarded a positive report to the state Historic Preservation Office.

Montreal Beach Resort

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Hurlless said there was no mention in the application that the applicant was taking advantage of the city's outdoor seating ordinance. He said he had not conducted a review to see if the application complied with the outdoor seating ordinance nor had fire and code officials.

"There's a whole bunch more seats than what you're showing in your parking counts and therefore I flagged this as a discrepancy, you need to resolve this," Hurlless said.

Monzo said the seats in the proposed lounge area were not for dining since they had no dining tables.

Dan Alicea, founder and CEO of Madison Resorts, which purchased the hotel from the Hirsch Family, said he was reducing the number of dining tables on the rooftop to add tables to the bar.

Board solicitor Richard King said he thought the concept of outdoor seating was for properties that have already have "a bunch of seats" on their patio and want to take some of their indoor seats and place them outside.

"I didn't understand the ordinance to be you could build what is essentially a brand-new addition to a restaurant, add 200 seats, put the tables at 30 inches instead of 48 inches and say, 'That's OK under the outdoor seating ordinance'" he said.

King said the ordinance states it provides for allocation of existing seating, not the creation of new or additional seating. He said additional parking spaces are not needed when existing seating is just moved from indoor to outdoor seating.

Monzo, who crafted the city's outdoor dining ordinance when serving as the city's solicitor, said the ordinance does

not include seats that are limited primarily to hotel guests, seats used as general or hotel seating areas, such as waiting areas and lobbies, and seats without dining tables located on the verandas and porches of any hotel/motel or restaurant.

"They are excluded from the definition of an outdoor seat," he said. "So, what you're talking about is moving restaurant tables from inside to outside with the same number of dining seats and dining tables."

Monzo said the code excludes lounge seating.

Alicea said the only change in use of the fourth-floor deck, which was only used by hotel guests, was putting a roof over it.

Engineer for the applicant Andrew Schaeffer

said they were seeking a number of variances but most of them could be characterized as a reduction in the amount of non-conformity. The application was based on 277 restaurant/bar seats.

Hurlless said the applicant was seeking variances for the setback of the stairs and trash enclosure for the guesthouse, the setback along Stockton Avenue, lot coverage, parking and parking setbacks, signage, and stacked parking.

In his closing statement, Monzo said he agreed the applicant needed to provide a detailed seating chart breaking down restaurant, bar, and lounge seats. He said the project was a significant reduction in lot coverage and signage was being improved.

TIDES: Feb. 28-March 6, 2024

DATE	HIGH		LOW	
	A.M.	P.M.	A.M.	P.M.
28	10:04	10:30	3:46	3:59
29	10:38	11:07	4:25	4:31
1	11:15	11:49	5:11	5:08
2	11:59		6:02	5:53
3	12:39	12:54	7:02	6:47
4	1:41	2:07	8:13	7:55
5	2:56	3:31	9:28	9:13
6	4:07	4:39	10:30	10:22

MOON PHASES

Last quarter, March 3 • new moon, March 10

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