

NOAA boosts hurricane outlook to 'above normal'

SILVER SPRING, Md. — Due to current ocean and atmospheric conditions, such as record-warm sea surface temperatures, the National Oceanic and Atmospheric Administration (NOAA) Climate Prediction Center — a division of the National Weather Service — has increased its prediction for the ongoing 2023 Atlantic hurricane season to an “above-normal” level of activity from a “near-normal” level with the most recent update.

The outlook now includes a 70 percent chance of 14 to 21 named storms,

of which six to 11 could become hurricanes and two to five could become major hurricanes.

The updated outlook also states that current conditions are likely to counterbalance the usually limiting atmospheric conditions associated with the ongoing El Niño event.

Although cyclone formation can occur any time of the year, the Atlantic hurricane season officially runs from June 1 through Nov. 30, when most tropical cyclones tend to form.

NOAA satellites will continue monitoring the

nation’s weather, including watching for tropical cyclone activity. They provide vital information for forecasting hurricanes and monitoring the location, movement and intensity of storms.

According to the NOAA, the GOES-16 (GOES East) and GOES-18 (GOES West) geostationary satellites continuously view the entire Atlantic and eastern/central Pacific hurricane basins to provide real-time tracking and monitoring of tropical cyclones as well as the environmental conditions that cause them to

form. By imaging a storm as often as every 30 seconds, these satellites help forecasters more easily discern the movement of cloud features and provide greater confidence in estimating the center of the storm.

GOES-16 and GOES-18 also provide a detailed look at the storm properties of a hurricane, including cloud top cooling, central pressure, and convective structures as well as specific features of a hurricane’s eye, wind estimates, and lightning activity. This information is critical to esti-

imating a storm’s intensity. The Joint Polar Satellite System’s (JPSS) polar-orbiting satellites Suomi-NPP and NOAA-20 capture data over each spot on Earth twice a day. They measure the state of the

atmosphere by taking precise measurements of sea surface temperatures and atmospheric temperature and moisture, which are critical to securing storm forecasts several days in advance.

Lower forced to repeal honeybee regulations

By JACK FICHTER
Cape May Star and Wave

VILLAS — To regulate bees or not to regulate bees, that is the question. The answer from the state Department of Agriculture is Lower Township cannot regulate beekeeping.

The township received a letter from the department stating that municipal regulations prohibiting,

restricting or otherwise regulating apiaries and beekeeping activities are pre-empted by state law.

“No municipality may adopt an ordinance, resolution, rule or regulation concerning the breeding or keeping of honeybee activities or any activities related thereto,” according to state law.

As such, Township Council introduced an ordinance

Aug. 8 to repeal another regulating beekeeping on small lots as a permitted use.

According to the state, New Jersey’s 20,000 bee colonies, valued at \$350 per colony, represent a \$7 million honeybee industry for the state and contribute to successful production of nearly \$200 million worth of fruits and vegetables annually.

The state department’s Division of Plant Industry protects the pollination needs of the fruit and vegetable industry by ensuring that the honeybee population, both native and migratory, is free of injurious honeybee pests and diseases.

The division requires control actions when contagious diseases and pests are detected.

City tables off-site affordable housing

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portunity to create additional affordable housing.

Washington Street resident Laurel Nuschke, who identified herself as a member of the Public Housing Commission but said she was speaking as a citizen, said the commission keeps a report card of properties under their care. She said the renters of the affordable units at 1134 Lafayette St. may not have the income or inclination “to keep those properties in good shape.”

She said maintenance should be the landlord’s responsibility and asked how the city would ensure DiDonato kept the Lafayette Street properties in good shape to match the quality of the surrounding neighborhood.

“Is he going to be required to put funds into escrow? Will there be a certain percentage of the rents that will be set aside every month for maintenance?” Nuschke asked.

Councilwoman Maureen McDade said she con-

curred with Nuschke.

City engineer Paul Dietrich said the property would be subject to code enforcement with violations issued, if necessary, that would be handled in municipal court.

She said the city has an issue with code enforcement, lacking enough staff to enforce every ordinance.

“The people who are going to be renting these units are often part of the population that is overlooked,” Nuschke said. “We have many, many beautiful houses in town where money is no object and they can be kept up to the nth degree. That’s not going to be the case here and I am not confident that this developer who did his darnedest to try to skirt his obligation is going to make sure that those properties are adequately maintained.”

City solicitor Chris Gillin-Schwartz said the resolution before council was the product of multiple Planning Board hearings. He said the city through negotiations in 2018 with the Fair Share Housing

Center provided for offsite affordable housing units.

“That’s a benefit for the city because we don’t have the type of land that Middle Township, Lower Township and other bigger townships have where you are seeing these sprawling subdivisions,” he said.

Gillin-Schwartz said the Fair Share Housing Center recognized the lack of available land in Cape May and wanted to ensure an offsite option was in the city code to fulfill its obligation for affordable housing. He compared the deed restriction on the Lafayette Street property to a conservation easement.

“I wouldn’t recommend to council that we re-litigate the Planning Board application, but whether this is an acceptable document to you is a legitimate question,” he said.

Gillin-Schwartz said he would seek answers from the applicant and the applicant’s attorney regarding plans to deal with the property.

McDade said the Lafayette Street property was

the first one to be granted the offsite exception clause and council has an obligation to understand the tenants will be afforded livable conditions from property maintenance for the exterior and interior.

She said she never was comfortable with the situation and did not want to see the property be cited as subpar.

Gillin-Schwartz said if the affordable housing units were on site at the Pittsburgh Avenue property, there would be a requirement they fit in with the neighborhood.

Deputy Mayor Lorraine Baldwin asked if a maintenance budget could be included in the resolution for a deed restriction. She said she favored tabling the resolution until more information was available.

McDade said the tenants should have access to a property manager and not have to track down the developer or his attorney.

Baldwin said an LLC was developed for the Lafayette Street property and was not under the same developer.

Rental licenses

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people that pay their fee and people that don’t,” Van Walsum said.

Councilwoman Maureen McDade said code enforcement could track down rental properties that are unlicensed. She said code enforcement just completed a count of seats in restaurants cross-referenced with the number stated on individual mercantile licenses.

Crowley said he went onto every real estate website for Cape May and

counted rental properties last year. He suggested the form for a rental property mercantile license should ask the number of bedrooms for each property.

He said a house on Madison Avenue was advertising that it slept 26 persons. The city also needs to know how many off-street parking spaces each rental house provides, Crowley said.

The city should be spending more of its \$12 million surplus to outside firms to handle items city staff can not handle, he said.

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WATCH OUT FOR PEDESTRIANS, CYCLISTS

TIDES: Aug. 16-23, 2023

DATE	HIGH		LOW	
	A.M.	P.M.	A.M.	P.M.
16	8:55	9:04	2:46	2:32
17	9:31	9:39	3:20	3:09
18	10:06	10:12	3:52	3:47
19	10:41	10:44	4:22	4:24
20	11:15	11:17	4:51	5:03
21	11:50	11:52	5:21	5:46
22	12:29	12:29	5:54	6:34
23	12:32	1:16	6:34	7:31

MOON PHASES

New moon, Aug. 16 • first quarter, Aug. 24

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