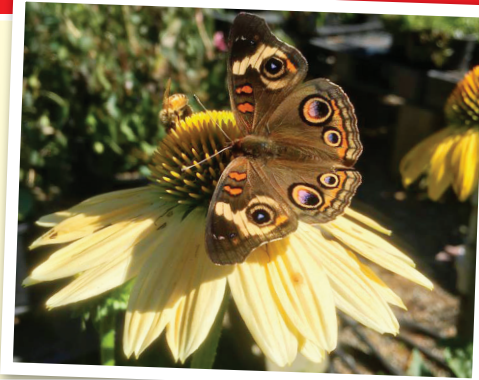




House of the week
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Coneflowers are magnets for butterflies
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'Is there an opportunity for our members?'

Stakeholders want in on redevelopment conversation in Cape May

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — A contingency of members of Macedonia Baptist Church, concerned with suggestions their former parsonage could be taken if the city declares a redevelopment zone in the block between Franklin and Ocean streets, approached City Council for clarification Oct. 17. In addition, questions were raised by residents about tearing down the gym of the Franklin Street School and whether a developer requested the block be declared in need of redevelopment.

Pastor Harold Harris said after reading news reports of the Public Safety Building Advisory Committee mentioning church property, he wanted to ensure the church was included in conversations of redevelopment and its role in the redevelopment was defined.

City Solicitor Frank Corrado said there would be no condemnation of properties during the redevelopment process.

"It's a long and very involved process that includes a public hearing and many opportunities for participation by the affected property owners in what the redevelopment plan for the area, if there is a redevelopment plan for the area, is going to look like," he said.

The process is only in its initial stages with the city's Planning Board asked to review the block and determine whether it meets the criteria for an area in need of redevelopment, Corrado said. If the board recommends declaring it a redevelopment area, it would also specify whether the entire block or a portion of the block should be designated as an area of redevelopment, he said.

Corrado said the Planning Board process includes notifying all the affected property owners and a public hearing at which the property owners may express their opinion. He said the city chose not to include the power of condemnation in a redevelopment plan.

Pastor Daniel Money asked whether there was opportunity for new members to join the Planning Board. Mayor Chuck Lear said the membership of the Planning Board was set but a Master Plan Advisory Committee was assembled from residents of the city.

"Is there opportunity for members of our congregation that live in the city to possibly be part of that committee and be involved in the original conversation, so that in the event that the parsonage or the Macedonia Baptist Church or the Franklin Street School is part of the conversation, they can participate?" he asked.

Lear invited Money to submit names of interested persons. Lear said the committee was assembled to examine the city's master plan which differed from redevelopment of a block. Money said the church and school property were part of the master plan.

See Stakeholders, Page A2



Jack Fichter/CAPE MAY STAR AND WAVE

Cape May advisory group tours Avalon's public safety complex

By JACK FICHTER
Cape May Star and Wave

AVALON — Members of Cape May's Public Safety Building Advisory Committee along with Police Chief Tony Marino, Fire Chief Alex Coulter and Deputy Chief Richard Lundholm toured Avalon's public safety complex Oct. 20 to see the facility to get ideas for constructing a similar building in Cape May.

The fire station and a combination police and EMS headquarters are located side by side.

Committee Chairman Jerry Gaffney told Avalon Mayor Martin Pagliughi Cape May was considering building a new firehouse and police station under one roof.

"Smart," replied Pagliughi. "We did it over a 20-year period because we started out with the original police station where it was and remodeled it first."

Avalon Police Chief William McCormick said a section of the police station later was demolished and construction started on a new building.

"One bit of advice, whatever you do, build it high enough," Pagliughi said.

He said each section of Avalon's public safety complex, housing for police,



Jack Fichter/CAPE MAY STAR AND WAVE

Avalon Police Chief William McCormick, left, talks about the borough's public safety complex with members of Cape May's Public Safety Building Advisory Committee on Oct. 20 during a tour of the facility.

fire and Emergency Medical Services, were bonded separately in phases over multiple years.

"It was about eight years from the time we built the firehouse until we went and rebuilt the whole police station, so there were multiple bond issues," Pagliughi said.

He said Avalon does a 10 to 15 year capital improvement plan estimating what debt service will be retired. Debt service has run \$18 million

'It was about eight years from the time we built the firehouse until we went and rebuilt the whole police station, so there were multiple bond issues.'

—Avalon Mayor and county Emergency Management Coordinator Martin Pagliughi

to \$21 million for the past 25 years, he said.

Pagliughi, who also serves as the county's emergency management director, said

the county was building a \$6 million central dispatch center at the county airport.

See Group, Page A2

Council argues historic homes' windows issues

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — City Council introduced an ordinance amending the city's design standards and criteria for homes in the historic district, prohibiting wind turbines, solar panels and satellite dishes visible from the street.

But they sparred over a section allowing homeowners to replace more modern windows in a home that is a key or contributor to the historic district with the same type of windows.

During a council meeting Oct. 17, Councilman Roger Furlin asked to modify the ordinance. He said he worked on the ordinance for some time and attempted to introduce it several months ago. Following its failure to pass, a committee was formed with members of the Historic Preservation Commission (HPC), planning and zoning boards

to redraft the ordinance, Furlin said.

"What is being introduced is not the ordinance that the committee prepared," he said.

"A new section was added to section four, which deals with wood windows, which I disagree with the language on it. I think it's confusing and I think it undermines some of the issues that were resolved by the committee."

Furlin asked to remove section four from the ordinance and let the committee review it and adjust the language so it's compatible with the rest of the ordinance that was unanimously approved by the committee.

Deputy Mayor Shaine Meier asked if the owner of a home contributing to the historic district approached the city's Construction Office with a

See Windows, Page A3



Edward O'Neill/Special to the STAR AND WAVE

Ice cream, you scream

A group of ghouls takes a break for a treat after the Cape May Halloween Parade on Oct. 22. The parade marched down the Washington Street Mall to the Emlen Physick Estate. See more pictures on A10



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