



## HOUSE OF THE WEEK

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## BAD CAT FARMS GROWING HOPS IN WEST CAPE MAY

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# Authority, responsibility, direction in question

## Historic group, City Council, zoning, planning board to hash out issues

By JACK FICHTER  
Cape May Star and Wave

CAPE MAY — Members of the Historic Preservation Commission and former and current city officials are suggesting a joint meeting of the planning and zoning boards and City Council for a better understanding of the commission's regulatory power.

Speaking during public comment at a City Council meeting June 5, HPC Chairman Warren Coupland said he was concerned with the direction Cape May could be going

in the future.

Coupland said an ordinance written by a six-person working committee formed in 2016 by City Council, was presented for introduction May 2 but stopped by a 3-2 vote. He said the primary purpose of the ordinance was to amend HPC's design standards. The ordinance addressed solar panels, wind turbines and satellite antennas that were not available when its design standards were adopted in 2002. In addition, two legal representatives on the committee prepared a section of the ordinance to update and

clarify outdated wording regarding the Zoning Board when dealing with an appeal by an applicant that had been denied approval of their application to the Historic Preservation Commission, Coupland said.

"Although clearly documented and not directly related to the Cape May design standards, this portion of the ordinance was apparently misunderstood by at least one member of City Council," Coupland said. "Prior to the vote on the ordinance, one council member appeared to read from a prepared text, a rebuttal to the ordinance

that was not accurate."

He said he would not address the proposed ordinance in his comments. Coupland said he believed once council had a better understanding of the issue, he was confident the ordinance would pass.

Coupland said HPC is not just an advisory board and provides more than just guidance. Following Cape May's designation as a National Historic Landmark in 1976, council commissioned and approved the Cape May Handbook.

"This book became referred to as the 'guidelines for historic pres-

ervation in Cape May," he said. "Those guidelines served the city well for over 20 years."

As the economic renaissance began to gain momentum in Cape May, home buyers and business owners new to the city were not as sensitive to historic preservation as the original visionaries, Coupland said.

To support the city's heritage and support responsible growth, council saw a need to strengthen the building code and in 2002, com-

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Jack Fichter/CAPE MAY STAR AND WAVE

## Coming in for a landing

Gary Osmundesen, left, takes first place in the Naval Air Station Wildwood's Runway 5K on June 10 at the Cape May County Airport. Former Lower Township Commissioner Stig Blomkvist, right, took sixth place. The airport was closed to traffic for 90 minutes to allow participants to race on the runway.

# Lower awaiting permit for work on Roseann Ave.

By JACK FICHTER  
Cape May Star and Wave

VILLAS — A major infrastructure project to relieve flooding on Roseann Avenue and surrounding streets in North Cape May is in the permitting process with the state Department of Environmental Protection.

Steve Morey, a senior project manager with Mott MacDonald engineers, updated Lower Township Council on June 5 on the project's progress. He said a Coastal Area Facilities Review Act (CAFRA) permit application was submitted in February.

"We've gone through the 30 day public comment period and we received very minor comments for the CAFRA application," Morey said. "We've already talked to the DEP and reviewed the comments with them and have addressed them."

He said the plans had only minor revisions and the township was waiting to hear back from DEP's

Wetlands Section. Morey said he would then submit revised plans with the next step being the final review of the application.

The township received a water-allocation permit for the project April 5 to allow dewatering of the area when installation of new pipes begins, he said. In a separate project, Lower Township Municipal Utilities Authority began installing a new 24-inch water main on Roseann Avenue in March.

Council passed a passing a \$4.7 million bond in 2016 to provide for drainage and storm water improvements and road reconstruction to Roseann Avenue and the Bayshore Estates area. The project will include a pump station to increase drainage flow into Cox Hall Creek. Residents on Roseann Avenue have been experiencing flooding problems since 1985.

Morey said field surveys are being updated and in-

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# Water leak in North Cape May to continue until valve located

By BETTY WUND  
Special to the Star and Wave

VILLAS — In comments from the public at the end of a Lower Township Municipal Utilities Authority commission meeting June 7, a resident of North Cape May asked why a water leak at the end of Scott Avenue at Bay Drive has not been stopped.

He said he was told that a new contract with an independent company to map the valves in the system would locate the valves in the area and provide the information to do the repair job.

"The system was put in when the development was built. We have no map of the valves' locations. When we can locate the valves, we should be able to isolate the area and repair the leak without causing the inconvenience of interrupting water service to a much larger area than a few blocks," MUA Executive Director Mike Chapman said.

Location of the valves and placement of new valves will provide the possibility of isolating a limited area around a leak. Using an experienced company, will also save the MUA money

as valves are expensive to add or replace, according to Chapman. He said that the leak is costing less money now than replacing or putting in a new valve.

The audit report delivered by Carolyn A. McAllister, CPA, of Bowman & Company, showed that the MUA is in good order. There was an increase in net position of the MUA because of increased revenues. The MUA followed the budget accepted and its net position as of Nov. 30, 2016, was \$7.6 million. Of that,

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# Area women among 28 vying for Miss New Jersey sash, tiara

By SARABETH HENNE  
Special to the Star and Wave

OCEAN CITY — Twenty-eight of New Jersey's most poised ladies will be competing this week at the Ocean City Music Pier for the title of Miss New Jersey. A number of these contestants are from Cape May and Atlantic counties.

Four days of events are scheduled, starting with the Miss New Jersey parade at 7 p.m. Wednesday, June 14, on the Ocean City Boardwalk. All contestants will be dressed in costumes and showing off

their shoes.

Preliminaries will take place the following two days, and a winner will be crowned Saturday night. Among the local contestants are Natalie Ragazzo of Ocean City, Madison Kennelly of Tuckahoe, Danielle Barger of Somers Point, Alyssa Sullivan of Cape May, Kaitlyn Schoefel of Egg Harbor Township, Amanda Rae Ross of Galloway Township, Ashlyn Laveson of Ventnor and Jessica Indio of Hammonton.

The Sure Guide was able to get in touch with some

of the contestants. Here are their profiles:

### Natalie Ragazzo

Miss Atlantic Shores Natalie Ragazzo, 21, is an Ocean City native and graduate of Ocean City High School. She is pursuing a bachelor of fine arts in musical theater at Belmont University in Nashville, Tenn.

Her passion for pageants began in 2008 when she was crowned Little Miss Ocean City at the

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