

Share

Continued from page A1

on weekdays, making their peak parking hours at different times, which would allow the use of shared parking.

The zoning analysis says Cape May's commercially zoned businesses and commercial districts do contain and permit uses that may be considered appropriate with this concept.

Hurless said when implementing and computing appropriate required parking, two major publications are generally accepted: the Institute of Transportation Engineers (ITE) "Shared Parking Guidelines" and the Urban Land Institute's (ULI) "Shared Parking" second edition, 2005. The documents are used for determining the spaces required based on studies of various uses.

"Should the board consider this concept, the appropriate standards must be established. Many municipalities require the applicant to demonstrate that the proposed uses are indeed appropriate for consideration and established reduced parking standards computed under the ITE and ULI methodology

shall be the minimum parking requirement," the zoning analysis says.

Hurless said other municipalities that have adopted the use of shared parking include Ventnor, Pleasantville, Margate, Upper Deerfield, Hillsborough and Haddonfield. He said Ventnor, Margate and Pleasantville are slightly similar to Cape May in that they have peak seasonal visitation and neighbor the shoreline. Committee member Richard Zehibe said Cape May is unique and shared parking ordinances in other municipalities might not work the same in this city.

"It makes sense to look at other municipalities but it may not have anything to do with Cape May," he said. "This town is extremely residentially oriented. It's not really an urbanized or commercial town."

Each member of the committee agreed that Cape May is unique, especially Mayor Ed Mahaney, who is also a committee member. Mahaney said the committee needs to be extremely cautious in making its suggestions to city council and the planning board.

"I look at this as a balancing

act. If we don't explore this in a systematic and scientific way, we could ultimately exacerbate the parking issues we already have," Mahaney said. "If you make an attempt at shared parking, you will need to make a unique ordinance - unique to this town. We can't just take one off the shelf."

Committee chairman and Deputy Mayor William Murray said the committee needs to look at the unique characteristics of Cape May and conclude whether the shared parking concept would make a good fit as well as further the city's Master Plan to improve the ongoing parking problem.

"There are a lot of issues to look at," Murray said. "If we do have shared parking, we're not talking about creating 5,000 spaces, we're talking about drabs and drabs here and there."

Murray said he would like the committee to reach a conclusion and have their recommendations ready to report to council and the planning board by Sept. 3.

If city council and the planning board agree Cape May should adopt shared

parking, design professionals and the planning board would review the conceptual ideas and decide what sites within the city would qualify. Committee members have been asked to do further research on the concept and contact other communities, especially shore towns, which utilize shared parking and see what particular regulations and ordinances would relate to Cape May.

The Shared Parking Advisory Committee meetings are open to the public and held at City Hall. The next meeting will take place on June 21 at 9:30 a.m.

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Christopher South/Cape May Star and Wave

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Above LTC Rick Nowakowski (Ret.) from VFW Post 386 sells poppies to raise money for veterans services

Borough residents tell commissioners about alleged Willow Creek wedding

By CAIN CHAMBERLIN
Cape May Star and Wave

WEST CAPE MAY - Borough residents, primarily those who live on Stevens Street, have once again addressed concerns regarding apparent noise and traffic stemming from the Willow Creek Winery and Farm.

Four residents spoke during public comment and one who submitted comments by letter, as she could not be in attendance. Most of the comments related to the alleged noise that came from the vineyard on May 13 during an event being held there.

During public comment at the May 22 Board of Commissioners meeting, Stevens Street resident Bob Meyers said the decibel levels what he supposed was a wedding, May 13, echoed from the winery and could be heard along Stevens Street from the intersections of Seagrove Avenue and to Bayshore Road and Stimpson Lane. Meyers said he spoke with residents on Shun Pike Road in adjoining Lower Township who also heard the live band and large crowd.

Meyers said in 2006, he came before council to express his concern about an article he read that implied



Cain Chamberlin/Cape May Star and Wave
Above, a view of Willow Creek Winery on Stevens Street, West Cape May.

the Willow Creek Winery would be hosting weddings at the property. Shortly after the article was published, Meyers said the Cape May County Agricultural Board sent a letter to Willow Creek Winery stating that because the farm had received \$890,000 in public funds to restrict the use of the property to agricultural purposes; weddings were not permitted.

He said on Jan. 10 of this year, Susan Payne, Executive Director of the State Agriculture Development Committee (SADC), wrote to Willow Creek Winery and Farm owner, Barbara Wilde,

in reference of inspections done at the farm in September 2012. Meyer's read a portion of the letter during public comment.

"The SADC has also determined that hosting events that are not directly related to selling the agricultural output of the premises are prohibited. Specifically, the SADC has found that the use of preserved farm to host events like weddings, wedding receptions, rehearsal dinners, corporate events, anniversaries, birthdays, luncheons, holiday parties, fundraisers, celebratory events and other events where the primary purpose is to attend a non-agricultural event constitutes a violation of paragraph two of the deed

of easement," the letter says. Meyers said both the state and local Right to Farm Acts provides for the removal of protection from farms and farmers who do not abide by the current rules and regulations. Meyers claimed Willow Creek Winery hosted a wedding on May 13, which was a direct violation of the deed of easement and also violated the local noise ordinance.

"What are you going to do about it?" he asked commissioners.

Commissioner Carol Sabo, who was recently appointed to the board to replace former Commissioner Ramsey Geyer, said she is currently researching the SADC, Right to Farm and the situation regarding Willow Creek Winery.

"I'm just coming up to speed on what the rules are, how they're enforced, whether there are going to be changes

to those rules and how it will happen," she said. "My primary concern is when taxpayer funds are used to preserve farmland, that the rules that go along with the funding are followed."

Before Deputy Mayor Peter Burke and Mayor Pam Kaithern could answer Meyers' question, Solicitor Frank Corrado interjected and said it would be inappropriate for the commissioners to give a direct answer to the question without looking into the matter first.

"The board is going to take the information you've presented and we're going to look into it, and if the board concludes that there has been some violation, the board is going to take the appropriate enforcement action," Corrado said.

Wilde told the Star and Wave that no event was held at the winery on May 13. She

said an event was held on May 11; however, she said the neighbors that she spoke to uniformly advised that there was no discernable noise coming from the winery.

"It is unfortunate that elected officials choose to misuse their public office to advance personal agendas. It is equally as offensive when the political supporters and financial contributors of said officials misstate facts and quote erroneous information to support them," Wilde said.

Wilde also noted the deed of easement she received did not state what Meyers said it did.

"The deed of easement indicates that I am not permitted to develop houses or develop condominiums. It does not preclude me from functioning as a commercial farm," she said.

Please see Tell, page A3

Chief

Continued from page A1

"Community policing and problem solving is really an idea we all need to embrace," he said. "It works."

Working with Township Council, Marker was able to increase the number of police officers. The police department has 41 officers with a recruit scheduled to graduate from the police academy in June.

He said it was important to supply the township's police officers with the best training, equipment and supervision.

"We have excellent officers," said Marker. "They do

a great job."

"I'm proud to have established an environment of cooperation," he continued. "The town and the police department can be happy with what we've accomplished."

Marker said he is pleased he was able to steer the police department in a positive direction and is leaving the chief's position in good hands. He said he plans staying active in the community, helping where he can.

Mayor Michael Beck said Marker had an impact on the police department and its relationship with residents in a very positive way.

"We're seeing the results of that now in our fight against substance abuse in this town," he said. "People understand

the department is there for them and we've had a lot of help from the citizens that we need in this fight."

Beck said Marker created a sense of cooperation with the county Prosecutor's Office in the fight against substance abuse resulting in increased effectiveness and enforcement.

"He's truly been a great leader," said Township Manager Michael Voll. "We're blessed in this community to have Brian Marker."

A retirement luncheon for Marker will be held Friday, June 28, at noon at the Lobster House. For information, call (609) 886-1619, ext. 109.

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Walks

Continued from page A1

way. Christie boarded the famous Wildwood Tram Car and road to farther down the boardwalk only to be greeted by more fans hoping for autographs and photo opportunities. The governor was not available to the press for questioning, but was overheard commenting on how incredible it was to see so much of the Jersey Shore back up and running and its people in such high spirits.

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29		12:24	6:03	6:12
30	12:43	1:26	6:59	7:16
31	1:43	2:30	7:57	8:23
1	2:45	3:33	8:54	9:29
2	3:47	4:32	9:49	10:31
3	4:46	5:26	10:42	11:29
4	5:41	6:13	11:30	
5	6:30	6:57	12:21	12:15

Moon Phases
New Moon, June 8
First Quarter, June 16
Full Moon, June 23
Last Quarter, June 30
Apogee, June 9
Perigee, June 23