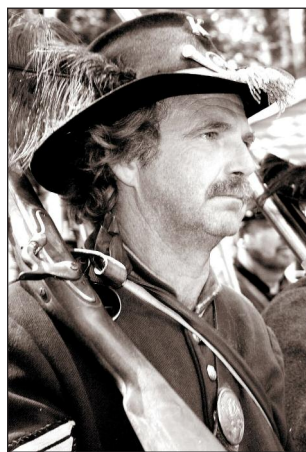


Cape May Star and Wave

153rd YEAR NO. 39 CAPE MAY, N.J. SERVING AMERICA'S NATIONAL HISTORIC LANDMARK CITY THURSDAY, SEPTEMBER 20, 2007 50¢

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Joint Venture Program gives county \$2 million

By **LESLIE TRULUCK**
Cape May Star and Wave

CAPE MAY COUNTY – The Cape May County Board of Chosen Freeholders' 2007 Joint Venture Program toured through Cape May County handing out \$2 million in checks.

In the southern end of the county, the money will go toward solar panels, fixing rust on a water tower, improving a public park and

fixing up a recreation center and town hall.

This is the second year of the Venture Program.

The county dispersed the money in two days between the 16 municipalities in Cape May County.

The program provides a tax rebate for communities to invest in a particular project approved by freeholders.

Each municipality receives a minimum of \$50,000.

Cape May County

Communications Director Lenora Bonifante said last year's county tax surplus was \$3.8 million but the amount handed out will continue at \$2 million this year and for the following three years.

Freeholder Director Dan Beyel, Freeholders Ralph Bakley and Jerry Thornton, and Bonifante stopped at Cape May Point, Cape May City, West Cape May, and Lower Township to present checks at the location of each

municipalities' improvements on Sept. 13.

The Borough of Cape May Point will use the \$50,000 allotted to fix rust on the 250,000-gallon steel water tower on Sunset Boulevard that has rusted from exposure to the salt air.

"It's obvious that it needs work," Cape May Point Mayor Malcolm Fraser said at the check presentation.

Point commissioners received seven bids Aug. 29

and resolved to employ the lowest bid. Beckett Inc. contracted to perform the work for \$39,900. Fraser said the company has a good reputation but the borough will also hire an individual to monitor the work.

The estimated cost of the outside work is \$22,450; combined with inside work on the water tower the project totals \$39,900 before the cost of

Please see County, Page A5

Food & Wine Festival



The Mid-Atlantic Center for the Arts held its 11th annual Cape May Food & Wine Festival Sept. 16 through 19. One of the highlights of the festival was the Gourmet Marketplace and a chef's cook-off on Sunday. Above, "Lucinda the Lobster" makes a new friend of Mark Ramble of Mullica Hill. Above left, Black Duck Chef Conor McCaney is congratulated by restaurant owner – and boss – J. Christopher Hubert after winning first place in the cook-off as fellow chef Stefan Schliegh looks on. Second place went to Bella Mangia with Tisha's placing third. Cape May Winery hosted the Gourmet Marketplace. Other events included cookbook signings, a chowder contest sponsored by the Kiwanis Club of Cape May, and tastings from various local restaurants.

Photos by Jennifer Kopp

WCM to comply with national emergency system

By **LESLIE TRULUCK**
Cape May Star and Wave

WEST CAPE MAY – Residents of West Cape May can feel a little safer this year.

The borough has authorized compliance to the National Incident Management System (NIMS). This will give the borough access to all levels of emergency responders all the way up to the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security.

The NIMS program works

as a tier ladder system so smaller communities, such as West Cape May, can get support from much larger organizations in case of emergencies.

"NIMS is a form of communication for a local community government to the county to state to federal," said Dan Rutherford, West Cape May emergency management coordinator.

"NIMS is a management tool intended for personnel of all levels of government to be

part of the decision-making process," said Frank McCall, county emergency management director and county

"No municipality in the country is capable of managing themselves in large scale events."

– Frank McCall.

NIMS compliance officer.

McCall said a good example of a local need for unified emergency response was in the case of Dec. 14, 1992

when dunes at the South Cape Meadows breached and the ocean poured in, flooding Lake Lily and the streets of Cape May Point.

The emergency responders were able to bring in the U.S. Coast Guard National Strike Force, now divided into the Atlantic Strike Team (AST), and local and

statewide contractors to rebuild the dunes during low tide.

The AST flew in equipment and personnel to assist in

pumping the water out of the streets and over the restored dunes.

McCall said NIMS evolved from the Incident Command System (ICS) developed in Los Angeles in the 1980s.

NIMS has progressed to a national initiative as a result of the terror attacks of Sept. 11, 2001.

"Our goal for the next five years is to have 100 percent NIMS compliance in Cape May County in regards to the main components: preparation, communication, information, management of resources, command and maintenance," McCall said.

Please see WCM, Page A2

Cape May County Village in Haiti

By **LESLIE TRULUCK**
Cape May Star and Wave

CAPE MAY COUNTY – This week, Cape May Point and Cape May City voted to support the Cape May County Village Project in Haiti.

At their respective meetings, council members approved resolutions that recognize Haiti as the poorest country in this hemisphere with more than 80 percent of the population living in abject poverty, that more than two-thirds of Haitians are unemployed, a majority are malnourished, and many suffer the effects of disease or illiteracy.

The Cape May County Village project provides tangible assistance to families in Bord de Mer in Cape Haitian, found along Haiti's Atlantic coast, by constructing 13 cinderblock houses and pit latrines at a total cost of

\$78,750.

The municipalities commend the project as a worthwhile endeavor that will greatly improve the quality of life for the village of Cape Haitian, however the proceeds do not come from taxpayers.

The houses are sponsored through the Food for the Poor, the third largest International Humanitarian Organization operating within the United States.

This project employs indigenous workers and materials to further help the Haitian society.

Various schools and religious organizations including Our Lady Star of the Sea, Wildwood Catholic, Cape May County and Ocean City Vocational Technical Schools, and Our Lady of Angels Church in Cape May Court House have helped promote and endorse the Cape May

County Village.

A "Cape May House" is in the planning stage with local organizations, businesses and individuals supporting the efforts to build the tenth house of the Cape May County Village in Haiti.

A golf tournament at Cape May National Golf Club Oct. 23 will raise funds to support the Cape May House.

The Rotary Club sponsored Builders Club at Our Lady Star of the Sea raised several hundred dollars for the village through a muffin sale.

The Cape Express Soccer Organization has named the Haiti project "Charity of the Year" and is promoting a soccer ball drive to collect donated balls and uniforms to send to the children in and around the Cape May County Village in Haiti.

The Ocean City High School Intramural Club donated the proceeds from its Alumni

Weekend.

The Cape May County Board of Chosen Freeholders passed a resolution in support of the Cape May County United Way to support raising funds to build 25 single-unit homes in Cape Haitian, Haiti at its regular meeting June 12.

The Cape May County website explains that a single-unit house of concrete blocks and metal roofing costs \$2,600 and the entire street of houses was expected to cost \$65,000.

Municipalities throughout Cape May County continue to show support of the project. Those interested can attend Cape May County Village meetings every third Monday each month at 7 p.m. or send a tax-deductible donation to: Our Lady of the Angels/Social Justice, 35 Mechanic Street, Cape May Court House, N.J. 08210.

Cape May Beachfront Run set for this Saturday

CAPE MAY – The Cape May Beachfront Runs scheduled for this Saturday, Sept. 22 should have close to four hundred runners competing in the 2 mile and 5 mile races. The course along Beach Avenue is very fast and the weather is usually ideal for runners, which translates to favorable times. The Beachfront Run features a certified 5-mile course, and the 2-mile course is also official. However, the race will still be run along the picturesque beachfront. Both courses are secured with volunteers at every intersection to insure safe races. The Kiwanis Club of Cape May, Cape May Police, Beach Tag Department, Civic Affairs and the Fire Police handle traffic control.

All runners receive t-shirts and both races award overall and age group trophies to place winners.

The course has three water stations, bananas and bottled water available before and after both races. Both races start and finish at Cape May Convention Hall beginning with the 2-mile at 8:30 a.m. The 5-mile starts at 9:15 a.m. following the completion of the 2-miler. The 2-mile race is run on an out and back course, with the turn around point just beyond Pittsburgh Ave. The 5-mile race is basically two lengths of the beachfront. Each race has clocks at the start/finish, and each mile is prominently marked.

The Cape May Beachfront Run is heartily supported by the business community and local organizations including Atlas Inn, Uncle Bill's Restaurant, Cape May Kiwanis, Montreal Inn, National Group/NIA, Cape May Fitness, Fresco's/410 Bank Street, Lucky Bones, Pizza Hut of Wildwood, U.S.C.G. Training center, Mid-Atlantic Center for the Arts, Chamber of Commerce of Greater Cape May, Cape May Police, Cape May Fire/Rescue, Cape May Beach Taggers, Cape May Public Works and Cape May Civic Affairs Department.

For race registration forms or other information call Cape May Civic Affairs 884-9565 or pick up race applications at Convention Hall, City Hall or the Welcome Center. Race day registration and packet pickup begins on Saturday at 7 a.m.

Cape Island Baptist Church getting needed facelift

By LESLIE TRULUCK
Cape May Star and Wave

CAPE MAY – The Cape Island Baptist Church at Columbia Avenue and Guerny Street has undergone some much needed repairs to the outside stucco walls.

“We are working on general brightening up and repair work that has needed to be done for some time now,” Pastor James Berger said.

The building’s original foundation was laid in 1916. The addition with the bell tower on Columbia Avenue was made in 1932. That was the last renovation for many years until the church had the stained-glass windows in the sanctuary taken out and restored by David Albert Stained Glass in August 2004.

“Now those windows should last us another 100 years,” youth director John Spriggs said.

“We are trying to do this right so our grandchildren won’t have to fix it later,” Berger said.

The stucco has been cracking for many years, particularly around the bell tower where large pieces began crumbling off.

Spriggs said the church was concerned the crumbling pieces might damage patrons’ cars so as a precaution they limited parking in that area.

The room behind the bell tower was unusable for sometime because of water getting through the cracking stucco and roof, Spriggs said.

“It’s been difficult to do work inside because the church is so affected by the weather and salty air,” Spriggs said.

Upon receiving three bids, Berger said the church decided on Brickote, Inc of Hellertown, Pa., a family-owned business, which said it could provide the stucco work for \$75,000.

“One bid was for twice that amount,” Spriggs said.

An anonymous donor has offered to match every dollar the church is able to raise for the building fund up to \$50,000. Pastor Berger said the church has already raised around \$20,000 and has until the end of the year to try to reach the maximum.

“It’s extremely generous, and many others are making donations. God willing, we will make it,” Berger said.

Berger has served as pastor at Cape Island for four years. Before him Pastor Forrest Spriggs, the youth director’s father, served as pastor for 32 years.

Berger explained the Baptist community has been in Cape May for 164 years and previously worshiped at the church on Franklin Street before selling it to the Methodist Church.

The Franklin Street church now holds Mid-Atlantic Center designer condominiums.

The stucco repair is almost finished.

“Then we can begin serious work on the interior of the building, which is the next phase,” Berger said.

“The whole church has pulled together remarkably well,” Berger said.

“We will return it to a pristine condition,” Spriggs said.

The church has received no corporate sponsorship and relies on individual contributions.

Community members can donate items for the church to sell at a bazaar fundraiser they are planning for Friday and Saturday, Oct. 6 and 7 of Columbus Day weekend.

The church is currently accepting donations for the bazaar but asks that people refrain from bringing clothing or computers.

Monetary donations can be sent to: 115 Guerny Street, Cape May, N.J. 08204.

WCM

Continued from page A1

Rutherford said the county recommended West Cape May pass this resolution and said the process of compliance has already begun by filing information online.

“The first step in compliance with NIMS is passing this resolution,” Rutherford said.

NIMS is not to be confused with the NIIMS (National Incident Management System). The main difference is the NIIMS is designed to meet the challenges of wild land fire while the NIMS is designed to address all types of hazards.

The FEMA Web site explains, “NIMS provides a consistent nationwide template to establish federal, state, tribal, and local governments, private sector and non-governmental organizations to work together effectively and efficiency to prepare, prevent, respond to and recover from domestic incidents, regardless of cause, size or complexity, including acts of catastrophic terrorism.”

“No municipality in the country is capable of managing themselves in large scale events,” McCall said.

NIMS requires responders to follow a core competency-training curriculum.

“NIMS is great in the case of a prolonged event over a few months where no one person can handle the entire situation then we are able to filter people in and out of that responsibility since they will have similar training,” McCall said.

“If state A responds to state B, they need the same training background to be able to assist.”

Rutherford said there are various compliance activities from training online to on-site.

NIMS compliance requires online registration to the national database where municipalities’ emergency management coordinators provide geographical, personnel, resources, and equipment information about the area that can prove useful when disaster strikes.

Using these databases, emergency coordinators are then able to form a gap analysis of what a community already has and what they need in equipment and personnel based on the online inventory.

During large-scale emergency events these inventories assist in pre-planning to inform a responder exactly what the community may need.

“In the event of a major disaster it sets in place a protocol for communication for responding agencies,” Rutherford said.

Many emergency responders are unpaid volunteers.

“America thrives on volunteers,” McCall said.

“Rather than doing things on their own accord we are able to communicate to the proper higher authorities,” Rutherford said.

The NIMS ladder starts with a single resource leader in a community, such as Rutherford for West Cape May, who can expand to reach out to police, fire, and EMS (Emergency Medical System.)

If the event is larger than the call for those three units then West Cape May can go to mutual aid program with Lower Township and Cape May City, which shares a res-

cue squad with West Cape May.

Once two or more municipalities declare a state of emergency, that is the mechanism that triggers a county response.

If need be, the county can then declare a statewide emergency and access federal responses.

NIMS allows all emergency personnel to be able to coordinate the response to the emergency using similar language, objectives, and responsibilities.

“We are getting into where someone from another county or state can come in and provide assistance and we can be on the same playing field,” McCall said.

“NIMS is enhancing age-old traditions but in today’s need perspective we are taking a fresh look at multi-agency coordination of all hazards,” McCall said.

The NIMS program continues to develop plans, train for, and respond to emergency situations.



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CAPE MAY – Council amended traffic regulations to establish two 15 minute loading zones in front of the Coachman's Motor Inn on Beach Avenue at the regular meeting Sept 18.

Mayor Jerome Inderwies said the county mandated the change as part of the site plan review of development.

Council member Linda Steenrod said the main difference is in the curb type and the plan called for a crest curb where there was once a depressed curb. Steenrod said the increased curbing will cause vehicles to enter a different way.

New loading zones at Coachman's



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MAC looking for Victorian Cape May Idol

CAPE MAY – Do you have what it takes to be Cape May’s Victorian Idol? New to Cape May’s 35th annual Victorian Week, Oct. 5 through 14, sponsored by the Mid-Atlantic Center for the Arts (MAC), is the Cape May “Victorian Idol” Fashion Show on Saturday, Oct. 6 at 4:30 p.m. Cape May Convention Hall, Beach Drive at Stockton, becomes Memory Lane, featuring vintage costumes as contestants display their outfits.

You don’t need to have talent nor do you have to suffer critiques from Simon, Paula, and Randy to be chosen as Cape May’s Victorian Idol. All you need is your own vintage costume, preferably ranging from the years between 1850 and 1950. Strut your stuff before a panel of experts who will judge the contestants and crown the winners. There will be prizes awarded to the winners.

Admission for spectators is \$10 for adults and \$5 for children (ages three to 12). Lemonade and light refreshments will be available. For more information, or to enter the Victorian Idol Fashion Show, contact MAC Chief Outreach Officer Mary Stewart, at (609) 884-5404 ext. 131.

Cape May’s Victorian Week is sponsored by the Mid-Atlantic Center for the Arts (MAC), a non-profit organization dedicated to the preservation and interpretation of Cape May’s heritage.

MAC also fosters the performing arts. MAC membership is open to all.

For information about MAC’s year-round schedule of tours, festivals, and special events or to make reservations for Victorian Week call 609-884-5404 or 800-275-4278, or visit MAC’s Web site at www.capemaymac.org.

For information about restaurants, accommodations and shopping, call the Chamber of Commerce of Greater Cape May at 609-884-5508.

Public Notice

**BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

ORDINANCE NO. 396-07

**AMENDING AND SUPPLEMENTING CHAPTER 27 ZONING OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF
WEST CAPE MAY**

WHEREAS, pursuant to the Municipal Land Use Law, the Borough of West Cape May has effect a Master Plan and Zoning Ordinance; and

WHEREAS, the purpose of the Master Plan and Zoning Ordinance is to regulate development in the Borough in accordance with certain Borough-wide goals and objectives; and

WHEREAS, the Board of Commissioners believes that the following changes to the Zoning Ordinance are appropriate to better achieve the objectives of the Municipal Land Use Law and the Borough Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of West Cape May as follows:

1. The averments of the preamble are incorporated herein by reference.
2. Section 27-6 of the revised general ordinances of the Borough of West Cape May is hereby amended as follows (inserted language is underlined, deleted language is stricken through):

Building height shall mean the vertical distance measured to the highest point of a building from the ~~finished~~ natural grade ~~at the foundation of the lot on which it is located as measured at the front of the building in all R-2 zoning districts the maximum height of a building shall be the vertical distance measured to the highest point of a building from the existing grade of the lot at the edge of the public right of way.~~ Maximum height limitations shall not be applicable to customary appurtenances not used for living or business area such as antennas, heating and air conditioning units or chimneys.

Dwelling shall mean:
b. Duplex dwelling or two family dwelling shall mean a duplex designed for occupancy by two (2) families and containing two (2) dwelling units.

Farm shall mean land which is actively devoted to agricultural, horticultural or livestock use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, farm roads and certain farm buildings and other enclosures related to agricultural pursuits.

Farm, Horse shall mean a farm that is primarily used for the breeding and boarding of horses and/or riding horses for recreation or competition, and does not meet the definition of horses for personal recreational use herein.

Farm buildings shall mean buildings and activities incidental to farms such as stables, barns, parking, grading and storage buildings for produce; buildings for the keeping of poultry and livestock; and garages for the keeping of equipment and trucks used in farm operations.

Floor area ratio (FAR) shall mean the sum of the gross floor area of all floors of buildings or structures compared to the total area of the site.

Horses for personal recreational use shall mean horses used solely for the enjoyment of occupants of the principal residential use.

Lot coverage shall mean that area of a lot which is covered by buildings, structures, paved areas or areas otherwise covered or covered by improvements of any type which displace or otherwise cover the natural vegetation or terrain of the lot. It is to be expressed as a percentage.

Lot coverage shall mean the area of the lot covered by improvements of any type, which are highly resistant to infiltration by water. It is to be expressed as a percentage.

Roadside Markets, Nurseries and Garden Centers shall mean uses devoted to the growing, cultivation, storage, and/or sale of produce, landscaping products, and similar accessory and ancillary products.

Roadside Stand shall mean a temporary seasonal area or structure that is less than 100 square feet, and used for the display and sale of farm products grown exclusively on the property upon which the stand is located.

3. Section 27-10.2 is hereby amended as follows:

27-10.2 Minimum Area and Bulk Regulations-Requirements			
The minimum area and bulk requirements in the R-1 zoning district shall be as follows:			
	Single Family Dwelling	Two Family Dwelling	
Max. lot coverage for principal building and accessories	30 40%	30 40%	
Max. gross floor area	2,250 sq. ft.	1,688 sq. ft. per unit	
Max. floor area ratio	45%	45%	

4. Section 27-10.3 is hereby amended as follows:

The followign accessory uses only shall be permitted of right in the R-1 zoning district:
l. Roadside stands

5. Section 27-10.4 is hereby amended as follows:

27-10.4 Minimum Area and Bulk Requirements for Accessory Uses.			
The minimum area and bulk requirements for accessory uses in the R-1 zoning district shall be as follows:			
	Single Family Dwelling	Two Family Dwelling	
d. Lot coverage	5%	5%	

6. Section 27-10.7 is hereby amended as follows:

27-10.6 R-1 Maximum Floor Area Ratio			
The maximum floor area ratio allowed in the R-1 zoning district is 45% (moved to 27-10.2)			
7. Section 27-10.7 is hereby amended as follows:			
27-10.7 R-1 Additional Impervious Ground Coverage			
An additional 5% of the total lot size is allowed for all additional impervious ground coverage. This includes, but is not limited to, sheds, gazebos, swimming pools, tennis courts, driveways and walkways.			

8. Section 27-11.1 is hereby amended as follows:

7. Section 27-10.7 is hereby amended as follows:

27-10.7 R-1 Additional Impervious Ground Coverage

An additional 5% of the total lot size is allowed for all additional impervious ground coverage. This includes, but is not limited to, shade structures, swimming pools, tennis courts, driveways and walkways.

8. Section 27-11.1 is hereby amended as follows:

27-11.1 Permitted Uses.

In the R-2 zoning district, a lot, lots, building, buildings or premises may be used by right for the following purposes only:

a. **Farms. Which are defined as lands and buildings whose principal use is for the production of crops or livestock or both.**

9. Section 27-11.2 is hereby amended as follows:

27-11.2 Minimum Area and Bulk Requirements for Residential Use.

The minimum area and bulk requirements in the R-2 zoning district shall be as follows:

	Single Family Dwelling	Two Family Dwelling	
Max. lot coverage for principal building and accessories	30 40%	30 40%	
Max. gross floor area	3,375 sq. ft.	2,250 sq. ft. per unit	4,500 sq. ft. per structure
Max. floor area ratio	45%	45%	

	Three Dwelling Unit Property	Four Dwelling Unit Property	
Max. lot coverage for principal building and accessories	30 40%	30 40%	
Max. gross floor area	1,875 sq. ft.	1,688 sq. ft. per unit	
	5,625 sq. ft. per structure	6,750 sq. ft. per structure	
Max. floor area ratio	45%	45%	

10. Section 27-11.3 is hereby amended as follows:

27-11.3 Accessory Uses.	
j. Roadside stands for the retail sale of fresh produce.	

11. Section 27-11.4 is hereby amended as follows:

27-11.4 Minimum Area and Bulk Requirements for Accessory Uses	

Public Notice

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The minimum area and bulk requirements for such accessory uses shall be as follows:

d. Lot coverage	5%
------------------------	----

12. Section 27-11.5 is hereby amended as follows:

27-11.5 Minimum Area and Bulk Requirements for all Other Uses.	
The minimum area and bulk requirements in the R-2 zone for all other uses permitted by right shall be as follows:	

13. Section 27-11.7 is hereby amended as follows:

27-11.7 Minimum Area and Bulk Requirements for Accessory Uses to Farms, Mobile Home Parks and Campgrounds.	
The minimum area and bulk requirements for accessory uses to farms, mobile home parks and campgrounds in the R-2 zoning district shall be as follows:	
f. Farm Buildings -distance from side lot line	40'
g. Farm Buildings-distance from rear lot line	20'

14. Section 27-11.8 is hereby amended as follows:

27-11.8 R-2 Maximum Floor Area Ratio	
The maximum floor area ratio allowed in the R-2 zoning district is 45% (moved to 27-11.2)	
15. Section 27-11.10 is hereby amended as follows:	
27-11.10 R-2 Additional Impervious Ground Coverage	
An additional 5% of the total lot size is allowed for all additional impervious ground coverage. This includes, but is not limited to, sheds, gazebos, swimming pools, tennis courts, driveways and walkways.	

16. Section 27-12 is hereby amended as follows:

27-12 R-3 RURAL RESIDENTIAL DISTRICT.	
The current zoning map does not include an R-3 zoning district.	
27-12.1 Permitted Uses.	
In the R-3 Rural Residential zoning district, a lot, lots, building, buildings or premises may be used by right for the following purposes only:	
a. Detached single family dwelling.	

Minimum Area and Build Requirements.

The minimum area and bulk requirements in the R-3 zoning district shall be as follows:	
Lot area	10,000 sq. ft.
Lot frontage	80'
Lot width	60'
Front yard setback	20'
Each side yard setback	5'
Total side yard setback	10'
Rear yard setback	20'
Lot coverage	50%
Building height	35'

27-12.3 Accessory Uses.	
The following accessory uses only shall be permitted of right in the R-3 zoning district:	
a. Detached garages.	
b. Tool sheds.	
Private residential swimming pools.	
d. Private tennis courts.	
e. Fences and walls.	
f. Off street parking areas.	
g. Storage sheds.	

27-12.4 Minimum Area and Bulk Requirements for Accessory Uses.

The minimum area and bulk requirements for accessory uses in the R-3 zoning district shall be as follows:	
a. Distance to side lot line	5'
b. Distance to rear lot line	5'
c. Distance from principal structure	5'
d. Lot coverage	5%
e. Height	15'

a. Detached garages.	
b. Tool sheds.	
Private residential swimming pools.	
d. Private tennis courts.	
e. Fences and walls.	
f. Off street parking areas.	
g. Storage sheds.	

27-12.4 Minimum Area and Bulk Requirements for Accessory Uses.

The minimum area and bulk requirements for accessory uses in the R-3 zoning district shall be as follows:	
a. Distance to side lot line	5'
b. Distance to rear lot line	5'
c. Distance from principal structure	5'
d. Lot coverage	5%
e. Height	15'

17. Section 27-13.1 is hereby amended as follows:
27-13.1 Permitted Uses.
a. Farms, which are defined as lands and buildings whose principal use is for the production of crops or livestock or both.

18. Section 27-13.2 is hereby amended as follows:

27-13.2 Minimum Area and Bulk Requirements for Residential Use.	
The minimum area and bulk requirements in the R-4 zoning district shall be as follows:	
Max. gross floor area	5,000 sq. ft.
Max. floor area ratio	30%

19. Section 27-13.4 is hereby amended as follows:

27-13.4 Accessory Uses.
h. Roadside stands for retail sale of fresh produce as accessory uses or farms as the principal use.
i. Horses for personal recreational use.

20. Section 27-13.2 is hereby amended as follows:

27-13.5 Minimum Area and Bulk Requirements for Accessory Uses.	
d. Maximum lot coverage	5%
Horses for personal recreation use-minimum area 1/2 acre per horse	
f. Horse barn or stable – distance to side or rear lot line	12'
g.	

21. Section 27-13.7 is hereby amended as follows:

27-13.7 Minimum Area and Bulk Requirements for Accessory Uses to Farms.	
The minimum area and bulk requirements for accessory uses to farms in the R-4 zoning district shall be as follows:	
a. Distance to side lot line	5' 40'
b. Distance to rear lot line	5' 20'

22. Section 27-13.9 is hereby amended as follows:

27-13.9 R-4 Maximum Floor Area Ratio	
The maximum floor area ratio allowed in the R-4 zoning district is 30% (moved to 27-13.2)	

23. Section 27-13.11 is hereby amended as follows:

27-13.11 R-4 Additional Impervious Ground Coverage	
An additional 5% of the total lot size is allowed for all additional impervious ground coverage. This includes, but is not limited to, sheds, gazebos, swimming pools, tennis courts, driveways and walkways.	

24. Section 27-14.1 is hereby amended as follows:

27-14.1 Permitted Uses.	
In the R-5 zoning district, a lot, lots, building, buildings or premises may be used by right for the following purposes only:	
a. Farms, which are defined as lands and buildings whose principal use is for the production of crops or livestock or both.	
c. Mobile home subject to the regulations in 27-11 R-2 Rural Residential/Agricultural District.	

25. Section 27-14.2 is hereby amended as follows:

27-14.2 Minimum Area and Bulk Requirements for Residential Use.	
The minimum area and bulk requirements in the R-5 zoning district shall be as follows:	
Max. gross floor area	6,500 sq. ft.
Max. floor area ratio	17%

26. Section 27-14.4 is hereby amended as follows:

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cmstarwave@comcast.net

Public Notice

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 13193 06 therein, pending wherein, NEW CENTURY MORTGAGE CORPORATION is the Plaintiff and VIRGINIA VAN DOREN, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, OCT. 10, 2007

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

The property to be sold is located in the Township of Lower, County of Cape May, State of New Jersey

Commonly known as: 9 East Atlantic Ave., Lower Township, NJ

Tax Lot No. 11 Block No. 92

Dimensions: Tract 1: Comprising Lot 11, Block 1, Map of Wildwood Villas, Lower Township, Cape May

County, New Jersey: Tract 2: Comprising Lots 12 and 13, Block 1, Section 1, revised map of Wildwood Villas, Section 1, Harry E. Weir, Civil Engineer, duly filed July 10, 1929, Tract 3: Comprising the westerly one-half of Lot 14, Block 1, Section 1, revised Map of Wildwood Villas, Section 1, Harry E. Weir, Civil Engineer, duly filed July 10, 1929.

Amount due under judgement is \$147,667.77 costs and Sheriff's fee to be added.

At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 per cent of the bid price is required.

The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

George Cretella, Attorney

John F. Callinan
Sheriff
Cn 752668

Sep.13,20,27,Oct.4,-pf\$119.04 1

27-14.4 Accessory Uses.	
h. Road side stands for retail sale of fresh produce/products as accessory uses or farms as the principal use.	

27. Section 27-14.5 is hereby amended as follows:

27-14.5 Minimum Area and Bulk Requirements for Accessory Uses.	
The minimum area and bulk requirements for accessory uses in the R-5 Zoning district shall be as follows:	
d. Maximum lot coverage	5%
f. Horses for personal recreational use-minimum area 1/2 acre per horse	
g. Horse barn or stable – distance to side or rear lot line	12'

28. Section 27-14.7 is hereby amended as follows:

27-14.7 Minimum Area and Bulk Requirements for Accessory Uses to Farms.	
The minimum area and bulk requirements for accessory uses to farms in the R-5 zoning district shall be as follows:	
a. District to side lot line	5 feet 40'
b. Distance to rear lot line	5 feet 20'

29. Section 27-14.8 is hereby amended as follows:

27-14.8 R-5 Maximum Floor Area Ratio	
The maximum floor area ratio allowed in the R-5 zoning district is 17%.	

30. Section 27-14.9 is hereby amended as follows:

27-14.10 R-5 Additional Impervious Ground Coverage	
An additional 5% of the total lot size is allowed for all additional impervious ground coverage. This includes, but is not limited to, sheds, gazebos, swimming pools, tennis courts, driveways and walkways.	

31. Section 27-27.3 is hereby amended as follows:

27-27.3 Parking Requirements.	
Use	Number of Spaces
Single family dwelling or two family dwelling in R-1	1 space per unit
Single family dwelling or Two family dwelling in districts other than R-1	2 spaces per unit

32. Section 27-27.5 is hereby amended as follows:

27-27.5 Decks and Porches.	
c. Covered decks and porches shall be counted in gross floor area except in the R-1 and R-2 zones as stated in sections 27-10.5 and 27-11.8. Uncovered decks or porches shall not be counted in gross floor area.	

33. Section 27-27.6 is hereby amended as follows:

27-27.6 Fences, Walls and Sight Triangles.
Any fence construction or installation, including replacement, requires a zoning permit. Non-conforming fences must conform at time of replacement.

5. Chain link fence is permitted in side and rear yards only.

56. Sight triangle areas...

34. Section 27-27.12 is hereby amended as follows:

27-27.12 Existing Nonconforming Lots.	
Existing nonconforming lots sought to be utilized for construction of a detached single family house. All lots located in any zoning district which were lawfully in existence at the time of the adoption of the Zoning Ordinance, may a detached single family house built thereon without the need for variance relief provided the following conditions are met.	

35. Section 27-27.14 is hereby amended as follows:

27-27.14 Exceptions to Bulk Regulations	
a. Gross Floor Area – The following shall not be included in gross floor area, used to calculate floor area ratio:	
1. Front porches as specified in sections 27-10.5 and 27-11.8;	
2. Uncovered porches and decks;	
3. Bay or bow windows	

36. Section 27-28 is hereby amended as follows:

27-28 Design Standards for all Districts	
a. Bulk trash receptacles, out door storage, loading docks, and other accessory uses (like areas and structures) shall be located or screened so that they are not visible from the street.	
b. Mechanical equipment shall be located in the side or rear yards only, and is encouraged to be located in the rear yard and meet setback requirements. If mechanical equipment is not located in the rear, or does not meet setback requirements, it shall be buffered or screened with natural or man-made barriers, such as shrubbery or fencing.	
c. When there is a two-story wall that is greater than 40' in length, a one-foot change in the plane is required at any point in the wall. Such change can be achieved by using bay or bow windows, roof lines, columns, porches, varying horizontal elevations, recesses, bump outs, or by stepping back the height in tiers, or other structural or architectural relief.	
d. For townhouse or similar residential structures, there shall be a two foot change in the plan between every two units or every 40', whichever is less.	
e. No two contiguous homes shall have identical facades.	
f. Additions to existing buildings shall be designed with a style, materials, colors, and details that are compatible with the existing structure.	

27-32 ZONING PERMIT.	
a. Construction of new single or <u>two (2)</u> family home	\$50 <u>\$100</u>
b. Construction of new <u>two (2) family home</u> three (3) or four (4) <u>dwelling unit property</u>	\$75 <u>\$200</u>
c. Additions <u>costing \$5,000 or more in estimated construction costs</u> greater than \$50,000 in estimated construction costs	\$25 <u>\$100</u>
d. Additions costing between <u>\$1,000 to \$5,000</u> \$10,000 and \$50,000 in estimated construction costs	\$20 <u>\$75</u>
e. Additions which cost less than \$10,000 in estimated construction cost	\$10 <u>\$50</u>
f. Residential construction greater than <u>four (4) dwelling units</u>	<u>\$200</u>
g. <u>Commercial renovation or new commercial construction*</u>	<u>\$200</u>
h. Demolitions	<u>\$50</u>
g. <u>Permits renewal fee</u>	<u>\$50</u>
h. Decks, fences, accessories and any other permit application for development not otherwise stated herein	<u>\$50</u>

*Any commercial project with an estimated construction cost greater than \$100,000, an additional 1/4 of 1% of the estimated construction cost over \$100,000 will be charged.

BE IT FURTHER ORDAINED That all other ordinances in conflict or inconsistent with this ordinance are hereby repealed to the extent of such conflict or inconsistency.

BE IT FURTHER ORDAINED That this Ordinance shall take effect 20 days after final passage, according to law.

NOTICE OF PENDING ORDINANCE	
The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on September 12, 2007 when it was read for the first time and then ordered to be published according to law. This Ordinance will be further considered for final passage by the Board of Commissioners of the Borough of West Cape May, New Jersey on October 10, 2007 at 7:00 p.m. or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning such ordinance.	
Elaine Wallace Municipal Clerk	
September 12, 2007	
September 20,-pf\$425.94	

Public Notice

**WEST CAPE MAY PLANNING-ZONING BOARD
NOTICE OF BOARD ACTION**

PUBLIC NOTICE is hereby given to all persons that a public meeting was held by the Borough of West Cape May Planning-Zoning Board of Adjustment on Tuesday, September 11, 2007. The Board approved minutes from August 7, 2007 meeting.

FURTHER TAKE NOTICE, the Board determined that Ordinance Nos. 392, 393, 394 and 395 are substantially consistent with the land use plan element and the housing plan of the Master Plan of the Borough of West Cape May AND that the proposed survey by the HPC is also consistent with the Master Plan and have passed it to the Governing Body for review.

ALSO TAKE NOTE Applicant Thomas Cupp, 53 Pacific Avenue, Block 53, Lot 1.02 & 2 has asked for a continuance of hearing for a use variance to provide an HPC Hearing. The Board voted to table and continue hearing on this application at the October regular meeting of the Board. Announcement was made that continued public hearing will be held on Tuesday, October 23, 2007 at the West Cape May Municipal Building beginning at 7:00 p.m. Applicant is not required to re-notify property owners within 200; or to re-publish notice of said continued hearing on October 23, 2007.

FURTHER NOTICE, The Board approved both a "c" and "d" variance to construct a rear addition, construct a deck and enlarge th front porch for applicant Luke Dillon, 110 York Avenue, Block 4, Lot 18.

ALSO, please note that the Planning Board voted to change the October workshop meeting to October 9, 2007 and the October regular meeting to Tuesday, October 25, 2007. All meetings begin at 7:00 p.m. and are held in the courtroom at the Municipal Building on 732 Broadway.

2007 REMAINING REGULAR AND WORK SESSION MEETING DATES	
Regular Meetings	Work Session Meeting
October 23, 2007	September 25, 2007
November 13, 2007	October 9, 2007
December 11, 2007	November 27, 2007
	December 18, 2007

All documents related to the above actions are available for review at the Municipal Building, 732 Broadway between the hours of 8:00 AM – 3:00 PM. Contact the Board Secretary at 884-1005 ext. 107.

Dianne Rutherfordord
Administrative Secretary

September 20,-pf\$42.16

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**BOROUGH OF CAPE MAY POINT
ORDINANCE NO. 534-07 *** REVISED**

AN ORDINANCE REVISING AND AMENDING BUILDING LOT DIMENSIONS, FLOOR AREA RATIO, LANDSCAPING RATIO OF CHAPTER 150 OF THE REVISED ORDINANCES OF THE BOROUGH OF CAPE MAY POINT

WHEREAS, the Planning Board of the Borough of Cape May Point has proposed certain changes to the Zoning Laws to comply with recent changes of the Master Plan.

WHEREAS, the Commissioners have reviewed these proposed changes and deem them in accordance with the desires and wishes of our citizens to maintain the nature of our town and conform to the Master Plan.

BE IT ORDAINED, by the Board of Commissioners of the Borough of Cape May Point, in the County of Cape May and the State of New Jersey.

1. Proposed:
A buildable lot is defined by a minimum lot size of 5,000 sq. ft with a 50 foot frontage.
- Ordinance Change:
Section 150-27 be deleted and incorporated into 150-12A
Section 150-27. Required highway frontage.
No building shall be created on any lot that is not contiguous for a distance of at least fifty (50) feet to a public street, road or highway maintained by the borough, county or state.
- Section 150:12A Changed to read, ~~The minimum land area per building or dwelling shall be 5,000 square feet, and the minimum width of the lot at its narrowest shall be 60 feet.~~ A buildable lot is defined as a land parcel of a minimum of 5,000 square feet that is contiguous for a distance of at least fifty (50) feet to at least one public street, road or highway maintained by the borough, county or state.

2. Proposed:
a. Maximum vegetation removed which does not require a landscaping permit be 25%.

Calculating the area of removal or disturbance of vegetation, trees shall be considered to cover an area equal to that encompassed by their drip line.

Ordinance Change:
Add to Definitions-
Vegetation – Plants of the area, including, but not limited to, such as flowers, shrubs and trees.

Sections § 150-21A Change to read, ~~Prior to the issuance of any zoning permit for additions to an existing structure which increases the lot coverage in excess of 10% or construction of a new dwelling unit or conversion of larger dwelling units to apartment or condominiums or the removal of more than 40% of the vegetation covering a lot, a landscaping and vegetation plan for the period in question must be submitted to and approved by the Cape May Point Zoning Officer to ensure substantial compliance with the criteria and requirements set forth in this section, which landscaping and vegetation plan must constitute a minimum of 60% overall area of the lot and incorporate the parameters of Subsection E(1) hereafter.~~

- Prior to the issuance of any zoning permit for the following:
1. An addition or alteration to an existing structure which increases the lot coverage in excess of 10%;
 2. Construction of a new residential dwelling unit; or
 3. Removal of more than 25% of the existing vegetation covering the lot.

A landscaping and vegetation plan must be submitted to and approved by the Cape May Point Zoning Officer to ensure substantial compliance with criteria and requirements set forth in this Section, which landscaping and vegetation plan must constitute a minimum of 60% overall area of the lot and incorporate the parameters of Subsection E(1) hereafter.

For purposes of calculating the area of removal or disturbance of vegetation, trees shall be considered to cover an area equal to that encompassed by the drip line."

1. Proposed:
All utility service connections to all new structures are underground.

Ordinance Change: Add Section 150-15 E Service Connections to read, "All utility service connections to all new construction or SUBTANTIAL IMPROVEMENT as defined in Article II of Chapter 90 – FLOOD AND STORM ZONES, shall be underground."

The ordinance published herewith has been finally adopted by the Board of Commissioners of the Borough of Cape May Point, New Jersey on September 13, 2007. Said ordinance was introduced on May 10, 2007 and subsequently amended by Resolution 58-07 on July 12, 2007.

Constance A. Mahon,RMC, CMC Municipal Clerk	
September 20,-pf\$83.08	10

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

NOTICE OF APPLICATION FOR DEVELOPMENT

Applicant's Name: Edward and Lisa Jurewicz

Address: 201 Town Bank Road
North Cape May, NJ 08204

Address of Property Subject
to Application: 203 Town Bank Road

Block: 548 Lot: 2

**BY CHRISTOPHER
SOUTH**

Cape May Star and Wave

CAPE MAY – While some business people fret over the amount of revenue they have brought in over the first two quarters of 2007, the city is apparently doing OK.

City manager Lou Corea said the city is actually ahead of last year.

“Out of the past seven months, six are above and one below last year,” he said.

The city uses several indicators to keep tabs on how many people are visiting Cape May throughout the year and especially in the summer season – the accommodations tax, beach tag sales, and parking meter revenue.

In 2006, Cape May collected \$1,032,279 from room tax, \$852,343 in parking meter revenue, and \$1,606,476 from beach tag sales.

According to Corea, beach tag sales are on par with last year’s sales, parking meter revenue is down slightly, and the room tax collected for the first quarter is up. Corea said the tax figures are supplied by the state are normally received about two months later, saying he recently received the numbers for April.

“In September we will get the numbers for June and July,” he said.

Corea said it is hard to know why parking meter revenues are down, but there were a few changes made dropping times when meters were in effect.

Overall, Corea said indications are roughly the same number of people have visited Cape May in the first half this year as the first half of last year.

“There has been no significant drop off, no impact at this point,” Corea said, adding it is difficult to get a picture of summer revenues until September.

“Based on those three statistics, my take is (this year is) pretty much as good as last year if not better,” Corea added.

Beach birds

Corea said the city has requested representatives from the New Jersey Division

*Please see **Birds**, Page A2*
of Fish and Wildlife to address city council and answer questions from council members at the Aug. 7 city council workshop meeting. Corea said Fish and Wildlife requested the city change its ordinance to eliminate maintenance of feral cat colonies. The state believes the cats are a threat to endangered bird species. Corea said the state would provide information that night, and would be answering council questions, but he did not believe there would not be a question and answer session for the public.

**By CHRISTOPHER
SOUTH**

Cape May Star and Wave

WEST CAPE MAY – The Borough of West Cape May is working on getting money to install solar panels at Borough Hall as a way of saving money on monthly electric bills.

The board of commissioners passed a resolution last week authorizing the borough to apply to the county for funding for the project, estimated to cost about \$80,000.

According to Commissioner Dick Rigby, Cape May County is offering a \$50,000 grant, which can be used for improving infrastructure or tourism. Last year, the county offered the same amount, which was to be earmarked for beautification and recreation. West Cape May used \$10,000 toward the new playground at the West Cape May Elementary School and \$40,000 to create a space for the farmers market behind Borough Hall.

Rigby said with a state rebate, the cost should be reduced to approximately the \$50,000 grant amount.

Rigby said as the commissioners went through the bills every two weeks it became obvious how much the borough was spending on electricity.

“I was struck by how much we are paying Atlantic City Electric. Between Borough Hall and Public Works, it averages over \$2,000 for the two buildings. That’s a fair amount of change,” he said.

Rigby said it is estimated that 40 panels would save the borough about \$400 per month.

“With this step, if it works, it will cut the borough’s electrical outlay and serve as a demonstration to people in the borough. For people with air-conditioning and electric heat, it may well serve them to look at this,” he said.

Rigby said the grant money came rather quickly last year, and when it is approved the borough would seek bids or requests for proposals. He said there may be action taken as early as next week. Otherwise, his only concern

Please see WCM, Page A2 is that the installation of the solar panels would not result in roof leaks.

Rigby said the New Jersey Clean Energy website lists suppliers for solar panels, and he easily found 13 suppliers/installers in the 08 zip code who have done 10 or more installations. Rigby said it would be nice if the borough could find an installer who would be willing to float the rebate amount until the borough receives it from the state.

“It will be interesting to see what comes in the doors,” he said.

By CHRISTOPHER
SOUTH

Cape May Star and Wave

LOWER TOWNSHIP – The former Ponderlodge Golf Course, purchased by the state to become a wildlife management area, has deteriorated to the point where Lower Township officials are worried the facility will become a health and safety hazard.

At the May 7 township council meeting, Mayor Walt Craig said he asked Walt Fury from the code enforcement office to visit the wildlife management area and identify code violations. Fury came back with a list of nearly 40 violations for which any township property owner could be cited.

On Tuesday, Craig said the township is still investigated whether or not it can issue summonses to the state for municipal code violations.

Craig said township manager Joe Jackson drafted a letter to the state and included the list of violations and photographs, asking for them to reply within 10 days. Jackson said the letter has gone through a number of revisions and should be sent out by the end of the week.

The problems center around deterioration of the former golf course facilities, including the hotel/banquet hall, the clubhouse, pro shop, maintenance building, and the owner/guest house. Craig said there were about 10 hotel rooms, which were left as they were when the facility closed – with linens, towels, etc., which can be seen through the broken windows.

There are also fallen light stanchions, broken fences, and debris littering the facility. Fences around pools are down, and the pools are filled with stagnant water.

“I think it’s a two-fold problem. It’s an on-going safety problem, but with the deterioration of property there could be health problem as well,” Craig said.

Craig said the stagnant water would become a mosquito breeding ground.

He is also worried about individuals, especially kids, getting into buildings. He said graffiti has been found inside some of the buildings.

*Please see **Dump**, Page A2*

Craig said there has been a kind of domino effect, with problems creating or leading to other problems. At this point, he said, rehabilitation of the facilities is no longer feasible.

“We certainly are not going to invest up to \$1 million in a park shadowed by dilapidated buildings,” Craig said.

The state, he said, apparently has no long-term interest in the buildings, which seems contrary to their position last August.

“When we negotiated with them for land for recreation I understood they were negotiating in good faith with other organizations to take over the lodge,” Craig said.

He said it has been almost a year since the township talked with the state Department of Environmental Protection about leasing about 20 acres to use for recreation. He said the state asked the township to provide a letter stating its intentions for the property, and about six months later they responded saying they wanted a more detailed letter.

At this point, the township is simply interested in getting the wildlife management area cleaned up, the buildings closed up, and fire and safety hazards removed. Craig said he spoke with Assemblyman Jeff Van Drew and State Sen. Nick Asselta, who he said were willing to work on a remedy to the problem.

By CHRISTOPHER SOUTH

Cape May Star and Wave

CAPE MAY – Two of the more contentious ordinances on the Cape May City Council agenda passed unanimously, Tuesday night.

City council approved Ordinance 99-2007A regulating tents on Cape May beaches by a 5-0 vote. The ordinance, scheduled for second reading and a public hearing, received no public comment.

During council comment, however, several council members described the ordinance as a compromise solution to a controversial subject.

“This has been a hot topic,” Deputy Mayor Niels Favre said. “There has been a lot of public input and this is a fair compromise.”

Favre said the city has tried to craft a tent ordinance that made sense for the city.

Councilman David Kurkowski said he thought the ordinance would meet the needs of the community and the businesses running beach concessions.

The city had been attempting to amend the ordinance to correct discrepancies between the city code and beach regulations. One portion allowed tents up to six feet in height, and the other allowed a maximum of seven feet. Some businesses were seeking an ordinance allowing nine-foot high tents, which drew criticism from a number of residents. Ordinance 99-2007A sets the maximum height for beach tents at eight feet, and with a maximum area of 100 square feet.

The second “hot topic” ordinance was Ordinance 104-2007, a bond ordinance appropriating \$3.5 million for capital improvements to the Washington Street Mall. Unlike the previous ordinance, Ordinance 104-2007 received public and council comment before being passed 5-0.

Resident Jules Rauch told city council the mall is in need of revitalization, but he said the business owners are not participating in the process.

“A new pedestrian surface and appendages are essential, but concurrently the business and real estate owners must make their own commitment and participate in providing individual improvements, making this a real mall revitalization,” he said.

“Is it fair and equitable for the taxpayers to pay for mall improvements, when they must be responsible for and pay for their individual sidewalks reconstruction?” Rauch asked.

That sentiment was echoed

Please see Pass, Page A2 by other city residents, such as Larry Muntz, who told council he had to pay \$5,000 to replace a sidewalk behind his Alexander's Inn, located next door to City Hall. Muntz said a fair compromise would be to enforce the city's sidewalk ordinance with regard to mall property owners. Muntz said requiring mall property owners to pay for the replacing the sidewalk portion of the mall walkway abutting their properties. He said doing so would go a long way in gaining public support for the project.

Gus Andy of the LaMer Motel told council the mall business and property owners are accountable for nothing.

“There is nothing to motivate them to help themselves,” he said.

Like other, Andy said it wasn't fair to burden all the taxpayers of Cape May with paying for a bond ordinance that would only benefit mall business and property owners.

Mall merchant and subcommittee members Hilary Pritchard asked Andy who replenished the beach in front of his hotel.

“The federal government,” he said.

“So people in Idaho are paying to replenish the beach in front of your hotel. Talk about fair,” she said.

Pritchard said the community needs to understand what the mall merchants give back to the community.

“If the business community disappears, who is going to keep the non-profits going?” she asked.

Joe Bogle of the Fudge Kitchen said since April 1 his business has received over 100 solicitations for donations. Bogle also said he employs two residents of the Village Green area and two residents of Victorian Towers year ‘round in his candy shop, when it might make more business sense to close. Bogle said it upset him to hear people say the mall merchants are not carrying the load.

Bogle also said he and his brother invested \$15,000 in painting their business, and received an estimate of \$42,000 to put on a new roof. Paul Andrus of the Dellas store said the Dellas family invested \$1 million to reno-

vate the landmark business.

Andrus said the \$3.5 million the city will spend on the mall revitalization is “a drop in the bucket compared to the revenue it will generate.”

Bogle also said they pay far more taxes on their business than they do their home, a remark echoed by Vince Casale of Casale's shoes.

“No one pays taxes like the mall does,” he said.

Casale, who has at times has seemed pained by the conflict over the mall said, “Stop the bickering...the crap that is going on in this room.”

“What we have here (the bond ordinance) is a pittance of what it will do for the community,” he said.

Jeanne Powick said she just wanted city council to represent the citizens of Cape May on a fair and equitable basis. She said the Remington and Vernick engineering firm estimated the cost of an all brick walkway to be \$2.75 million, and she believed the \$3.5 million ordinance was too much and unnecessary.

“I believe the over estimate...is substantial,” she said.

Powick was referring to a cushion amount built into the ordinance for contingencies.

Mayor Jerry Inderwies said just because the city was bonding \$3.5 million it did not mean they would spend the full a mount.

Christine Miller repeated her call for a complete plan before the money was bonded. She said no one knows the scope of the work, the final cost, not even what the walkway surface would look like. She said the city should show the public a schematic of what they plan to do and how they plan to maintain it.

During council comment, Favre said there was a plan for the mall, which was presented by the mall subcommittee to the Revitalization Advisory Committee. He also disputed what he labeled as misinformation being disseminated in the community saying there was no “Phase II” of the mall project and no \$20 million convention center. Favre said it was time to move forward with the ordinance and the project, saying it was too late for new ideas.

“We've done our best, its time to move on,” he said.

