MTRAC: Create comprehensive rental regulations

Committee believes thousands renting homes without mercantile license, paying taxes

By Jdack Fichiter Cape May Star and Wave

CAPE MAY — More home-owners using their properties for rental income have purchased mercantile licenses this year, but there still are many with un-known use and little regulation of commercial use of residential properties.

Dennis Crowley, chairman of the State and Local Officials Advisory Committee (MTRAC), said the committee would like the city to consider crafting and adopting a comprehensive ordi-nance governing commercial use of residential properties.

He said Cape May has a 250-year history of lodging guests from rental homes for full-time residents.

Cape May leads the state with the high-est number of mercantile licenses, which increased in January. Cape May has a 9 percent increase in the number of annual rental properties, according to the county.

He said the number of mercan-tile licenses increased from 444 in 2021 to 489 in 2022.

Cape May has 1,079 condomini-ums, which increased by 551 this year. Crowley said Cape May has a 0.7 percent increase in the number of annual rental properties, according to the county.

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West Cape may adjust its historic district

West Cape May Board to reexamine historic district and the uses of that property.

By Jack Fichiter Cape May Star and Wave

The borough maintains a historic district. She said the borough’s map is correct.

She said Cape May is a maritime city and the use of ballast has been redefining or modifying the district.

Mayor Carol Sabo said a historic district ordinance was going to be adopted at the Aug. 22 meeting.

They are going to do a historic district ordinance. They are going to look at the possibility of expanding or redesigning or modifying in some way the historic district and they are also going through that survey and they are going to determine whether there is any other districts that are new and which are not subject to the HPD ordinance that might be designated as historic structures.

The borough’s Historic Preservation Commission will perform these tasks.

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City may move to county dispatch permanently

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Mayor Carol Sabo said during the Board of Commissioner meeting, July 28, the County 911 service was question about the boundaries of the his-toric district.

She said the borough’s Historic Preservation Commission has been tasked with creating a list of properties outside of the district that may wish to be included in the district. She said the borough’s Historic Preservation Commission has been tasked with creating a list of properties outside of the district that may wish to be included in the district.

“Not all of the homes contained in the survey are in the historic preservation district. At this time, the Historic Preservation Commission has been tasked with creating a list of properties outside of the district that may wish to be included in the district.”

The borough solicitor Frank Corrado said the properties could be designated as historic sites as opposed to including them in the historic district because in some cases their designation or inclusion would exceed the borough’s historic preservation ordinances.

“We are going to do some land surveying. We are going to look at the possibility of expanding or redesigning or modifying in some way the historic district and they are also going through that survey and they are going to determine whether there is any other districts that are new and which are not subject to the HPD ordinance that might be designated as historic structures.

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