Planners question purpose of parking trust fund

By JACK FICHTER Cape May Sun-News
CAPES — The city’s Planning Board recommended the master plan re-examination and enabling ordinance. The Planning Board engineer, Craig Hurless said it was discovered during the master plan re-examination the parking trust fund was not used at all. City Manager Richard King said the fund currently existed to support each mercantile license fee paid into the parking trust fund.

“At the table right now there was confusion whether it was for the city or for the state,” she said. Hurless said he was not aware of the city’s use of the parking trust account but got rid of the requirement in the enabling code that required funds to contribute $5,000 per space when a project fails short of parking requirements.

“In the event an applicant has insufficient fund or 100 percent of the required contribution by the owner required by subsection C, based on proposed use or use of the site, the approving authority may approve the application conditionally upon the applicant initiating the raising of the funds for which there is sufficient funds and undertaking to contribute. The article provides additional parking space availability, and the number to the city specifically for the periodic purpose, lease acquisition or maintenance of all parking lot services for the city.”

City Manager Richard King said the trust fund was still set up for conversions of historic buildings, but get rid of the requirement to the parking trust fund. Hurless suggested changing regulations to fulfill the parking trust fund and make its purpose more clear. Hurless said he believed the original intent of the parking trust fund was to promote historic conversions which typically sit on small lots without sufficient land for parking. By paying $5,000 for each missing parking space, the downtown developer would be able to build.

Planning Board member Bob Ellwig suggested the fund could pay for such a project as rescanning existing building permits. Ellwig said the street uses permit, and the city code does not permit the retail sale of products in the R-1 zone along the Promenade. Hurless said the city code does not permit the retail sale of products in the R-1 district along the Promenade. Hurless said he believed the development in the R-1 district should be limited.

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