

Appeal

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a social/arts center.”
Stephan Nehmad, attorney for Frank Investments, questioned Longstreth at length about his knowledge of New Jersey Land Use Law, State Historic Preservation Office regulations, and the Cape May City Code, relative to the procedure for listing on the city’s Survey of Historic Places.
“I’ve not looked at the procedure. I’m not a legal analyst, I was hired as a historian,” Longstreth said.
Longstreth was hired by the Beach Theatre Foundation to testify to the historic nature of the building.
Nehmad continued to cross examine Longstreth on topics relative to the legal definition

of a historic place, causing Longstreth to tell Nehmad he could ask the same question as many times as he liked, but he (Longstreth) would not give a legal opinion.
Nehmad has continued to make the point that what is considered a historic building in Cape May is determined by the ordinance – by law.
“This document (Cape May’s Design Standards for historic places) is of cardinal in rendering a decision,” Nehmad told the board.
Longstreth disagreed, saying, “Design guidelines are used in hundreds of jurisdictions, but they do not constitute what is significant in the designation process.”
Nehmad also questioned Longstreth regarding his knowledge of the viability of

the Beach Theatre and its location related to base flood elevation. Longstreth declined to answer those questions, saying they were either not relevant to his study, or out of his area of expertise.
The process became somewhat testy, at times, with both Nehmad and Attorney Michele Donato objecting to each other’s questioning of the witness. In the end, board chairman Arnie Pitman lost patience with Donato, who gaveled her during her final, protracted statement.
The hearing will continue tonight at 6:30 in the City Hall Auditorium. Longstreth has not yet been excused as a witness.

The population of Cape May County shrinking, census says

By ERIC AVEDISSIAN
Cape May Star and Wave

CAPE MAY COURT HOUSE – According to the 2010 census, Cape May County’s population is shrinking and at 97,265, is the second smallest in the state.
Out of the 21 New Jersey counties, only Salem County has fewer people with 66,083.
Cape May County has the highest vacancy rate in New Jersey at 58 percent, followed by Ocean County at 20 percent. The vacancy rate is attributed to seasonal housing.
The county’s full-time population growth peaked in 2000 with 102,326. The county had a population of 97,079 in 1990.
Among the county’s 16 municipalities, Lower Township has the largest population with 22,866. Ocean City’s population is 11,701, Upper Township has a population of 12,373 and Middle Township has a population of 18,911. In Cape May City, the population is 3,607.
The populations for Ocean City and Stone Harbor decreased by 23 percent since 2000. Ocean City had 15,378 residents in 2000. Sea Isle City’s population dropped 25 percent (from 2,835 to 2,114) and Avalon’s

population fell by 37 percent. Cape May City’s population only dropped 10 percent over the last decade, from 4,034. West Cape May’s population fell from 1,095 to 1,024, only a 6 percent decline. Cape May Point increased in population, going from 241 in 2000 to 291 in 2010, a 20 percent increase.
Avalon went from 2,143 in 2000 down to 1,334 in 2010, a nearly 38 percent decrease. Upper Township actually experienced slight growth (2 percent), going from 12,115 in 2000 up to 12,373 in 2010. West Wildwood showed the largest percentage of growth (34 percent), going from 448 to 603.
So of the large communities in the county, only Upper Township and Middle Township (15 percent) showed growth. The rest showed declines.
The total population for Cape May County decreased by 4.9 percent over the last decade, while the total population of New Jersey increased by 4.5 percent.
Cape May County Planner Martin Teller said the county is awaiting the age breakdown of the 2010 census results. When those results arrive, around June, he said the county will have a better idea of the age range compa-

table to the population.
“We rank up there pretty high as far as senior citizen population. It should be an interesting number that comes out,” Teller said.
Teller said Cape May County’s population shrunk by 4,000 over the last 10 years. The decrease was natural, Teller said, meaning those who left the county weren’t pulling up stakes but passing away.
“I believe we were the only county that lost people by nature. More people died than were born, so it wasn’t a matter of a boatload of people just leaving. It was a natural progression of decreased population. We went from 102,000 to 97,000. We lost about 4,000 people,” Teller said.
Old residents dying off accounted for the great population loss over the last decade, and with no influx of young families, the county’s population is expected to remain stagnant.
Teller said in 2000 the U.S. Census Bureau projected Cape May County would lose population.
“The U.S. Census Bureau does projections every year. They projected that we would be losing population and we indeed did,” Teller said.

Award

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The General Billy Mitchell Award is earned after completing the first eight achievements of the cadet program. In addition, the cadet must pass a challenging 100-question exam testing leadership theory and aerospace topics. Cadets receiving the Mitchell Award are eligible for advanced placement in the grade of E-3 (Airman First Class) if they choose to enlist in the U.S. Air Force. They are also eligible for advanced credit in the Air Force ROTC program, as well as scholarships and CAP special activities. The award has been earned by less than 15 percent of all CAP cadets since its inception over 30 years ago.
Civil Air Patrol, the official auxiliary of the United States Air Force, has three missions: aerospace education of the American people, emergency services and disaster relief for those in distress, and the cadet program. The cadet program provides leadership



Special to the Cape May Star and Wave
Above, left to right, Assemblyman Matt Milam, Sen. Jeff Van Drew, Cadet Dylan Rutherford, and Assemblyman Nelson Albano at Rio Station.

and community service opportunities to over 27,000 young Americans from 12-20 years of age. Cadets are exposed to a structured program of aerospace education, leadership, physical fitness, and moral and ethical values. This program is divided into 16 segments called achievements. The completion of each achievement earns the cadet increased responsibility,

awards, decorations, opportunities, and with some achievements a higher grade or rank.
Civil Air Patrol meets every Thursday night at 6:30 p.m. at the terminal building, second floor, at the Cape May County Airport. For more information visit <http://capemay.njwg.cap.gov/>

School enrollment shrinking, few see job opportunities

By ERIC AVEDISSIAN
Cape May Star and Wave

CAPE MAY COURT HOUSE –
Dr. Richard Pernicario is dean of facilities, planning and research for Atlantic Cape Community College and a former Lower Township planner. He’s studied Cape May County’s demographics and population for 20 years.
Pernicario performed a study on merging school districts in Cape May after reviewing the falling student population there.
“I think everybody is aware that the school districts in Cape May are shrinking and there’s not a lot of youngsters around,” Pernicario said.
He noted Sea Isle City’s school district is attempting to merge with Ocean City.
“Even the high schools have

peaked and are starting to fall off,” Pernicario said.
Pernicario said the older population is dying off, and young people are not replenishing the population.
“Cape May has done well to bring second homeowners in. They’re normally a little older as well because they are in a position to own two homes and getting near retirement, but the question is how would you bring young families in?” Pernicario said.
That question has plagued county and municipal leaders in Cape May County for years. The hue and cry over a lack of attracting young families to settle in Cape May County boils down to two factors, according to Pernicario: the cost of living and job opportunities.
Cape May County has two steady industries: tourism and commercial fishing.
These industries dominate because Cape May County is a peninsula with fairly high property taxes on the mainland, Pernicario said.
“If you look at the types of jobs that are created in Cape May County, they are generally retail, food, beverage and entertainment to service the

folks that are there. They are not the kind of jobs that bring young people in as a primary employment,” Pernicario said.
“You have to ask the question what can you do to attract different kinds of economic activity than you do now.”
He noted the county could attract a more diverse population and with it a more diverse set of stores and businesses to cater to that population or remain a retirement community.
One other industry dominating the county is government. Pernicario called the county government or local government the “largest employer after the amusement parks and the hospital.”
“A lot of the jobs in Cape May County are public sector jobs. That is more a consequence of the fact that there are not other jobs,” Pernicario said.
“Public sector can support job growth, but it’s not what brings other jobs in.”
“I’m not sure Cape May County wants economic development when you come down to it. It’s something they have to decide because it’s certainly not coming there naturally,” Pernicario said.

He said public-private partnerships, i.e., chambers of commerce and government working to grow businesses will attract economic growth, Pernicario said.
Pernicario’s first job in 1983 as a Lower Township planner was to find a business for the former Everlon building at the Cape May County Airport. The building was used to manufacture garments, but hasn’t attracted a tenant in years.
“There are places in the county where businesses could go. There have been some state incentives to bring companies in. All in all, it’s a consequence of where the businesses are,” Pernicario said.
He said young people from Cape May County attending college don’t return home after graduating and relocate elsewhere, traveling to where the jobs are.
“For young people to have a job anywhere nearby is very difficult,” Pernicario said.

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