



Cape May Point residents to look for lead pipes

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House of the Week

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170th YEAR NO. 45 CAPE MAY, N.J. Serving America's National Historic Landmark City WEDNESDAY, NOVEMBER 6, 2024 \$1.00



Jack Fichter/CAPE MAY STAR AND WAVE

A board member of Cape May Cares, one of the agencies that worked to make the playground at the Cape May Housing Authority complex a reality, tests out one of the sliding boards Oct. 30 during the opening ceremony.

Cape May Housing Authority children welcome playground

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — Children at Broad Street Court at the Cape May Housing Authority complex have a new playground and pavilion to enjoy thanks to the generosity of the community.

City and county officials and members of Cape May Cares and the Fund for Cape May cut a ceremonial ribbon Oct. 30 on the new sliding boards and pavilion.

The Fund for Cape May raised \$48,000 for the project during the annual Ice Ball at Congress Hall.

Cape May Housing Authority Executive Director Jackie Jones said it took a village to complete the project, including volunteers, local businesses, community leaders and individual donors.

Cape May Cares and Cape May

Housing Authority Chairman Keith Lafferty said playgrounds allow children to interact with their peers, develop social skills and self-esteem, learn to persevere and get over obstacles.

Mayor Zack Mullock offered a quote from Albert Einstein, "Play is the highest form of research."

Glancing back at the new playground, the mayor quipped, "this is going to get a lot of research."

Curtis Bashaw, president of the Fund for Cape May, said the playground is an example of community at its best with organizations working together. He presented Cape May Cares with a check for \$2,500.

Tom Carroll, vice president of the Fund for Cape May, said the organization has worked with the city on completing Rotary Park and Soldiers and Sailors Park, as well as placing bicycle racks on the Washington

Street Mall.

When visiting the new playground, he said he found how excited the children were with the new amenity.

Police Chief Dekon Fashaw said the housing project had issues with illegal drugs in the past, which was almost unimaginable for Cape May. He said the city has other parks but it is easier for the resident children just to walk out their backdoor.

"This is something good for this community. I'm very proud to be a part of this community," Fashaw said.

City Manager Paul Dietrich said parents have a short time to influence their children. He said it is important for children to have a place to have positive experiences.

"If everyone thinks this is great, because it is great, you haven't seen anything yet. We have bigger eyes and we can't wait for the future to get this going even more," Lafferty said.

Hotels, accessory buildings part of Master Plan study

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city's Master Plan was written in 2019 and is due to be updated in 2029, but the city is not waiting that long to visit issues missing from the plan in a quickly changing world.

At an Oct. 22 meeting of the city's Planning Board, engineer Craig Hurlless recommended revising definitions in the zoning code such as "building," "accessory use," "floor area ratio" and "habitable floor area." He said he would take a further look at the definitions in conjunction with the city's Zoning Officer.

Hurlless said definitions of hotel and motel in the master plan are antiquated and are based on the number of units. He said "hotel" would be defined as a facility offering transient lodging accommodations to the general public and providing additional service such as restaurants and meeting rooms, entertainment and recreational facilities.

A "motel" would be defined as an establishment providing sleeping accommodations with the majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, Hurlless said.

"The unit count never

made sense to me the whole time I've been here," he said.

Hurlless said hotels and motels are more regulated by the zone in which they are located, required to have a certain square footage of lot area per unit.

Board solicitor Richard King said the master plan's current definition of a hotel does not have a transient element to it, instead stating a hotel is building used for sheltering, sleeping or feeding for compensation 20 or more individuals.

He said lodging for employees for six months or a year, there was no difference between a hotel and an apartment complex in the definition.

King cited the Hotel Alcott as an example of employee housing, which is not necessarily a hotel.

Hurlless said an "other out building" is not defined in any ordinance. He said the city has controls for sheds and detached garages and those that don't fit in those categories are considered "other out buildings."

"I recommended that we define that and that be called a 'separate accessory building or structure not physically connected to the principal building,'" he said.

The city has relaxed setback standards for acces-

Master Plan, Page A2

HPC rejects plans for addition to key contributing home

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city's Historic Preservation Commission (HPC) voted against granting conceptual approval to a key contributing home in the historic district for an addition that would have been visible from the street.

At an Oct. 21 meeting, Hunter and Margaret Cochran, owners of 1613 Beach Ave., were seeking approval to build a two-story addition to the rear of their house, replace siding, rebuild the front porch, undertake window and trim repair and renovate their garage.

Architect Dave Schultz, of DRS Architects, said his clients appeared before the HPC two months earlier and decided to table their application and since that time have met with an HPC Review Committee and modified an earlier design.

He described the home as a three-story Colonial Revival with some Craftsman style amenities. Schul-

tz said in the plans the rear addition has been moved to the west with a 3-foot notch to distinguish the existing house from the addition.

The house would have a "cook's refuge" to bring light into the kitchen, he said, adding it would have an open deck above it. A more period-correct porch would be constructed.

Any new areas of the house would use cedar shake siding, wood windows, trim and decking, according to Schultz. The house would be raised by 2 feet, 8 inches, he said.

HPC Chairman Warren Coupland said he was under the impression that additional pieces to the right side of the house would instead be embedded on the left side of the house.

"The idea is not just differentiation but the idea of an addition on an historic property, especially one as significant as this key property, that the addition would not be visible from the front or side yard," he

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City Hall lot, ramp at Mt. Vernon shut

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — Closed: City Hall parking lot — next week — and the beach ramp at Mt. Vernon Avenue.

At an Oct. 29 City Council meeting, City Manager Paul Dietrich said the Mt. Vernon Avenue beach ramp is closed until further notice. The Department of Public Works is using Americans with Disabilities Act grant funding to reconstruct the ramp.

He said those who want to access that portion of beach should enter at the cove entrance.

Reconstruction of the City Hall parking lot is scheduled to begin next week. Dietrich said City Hall would remain open but those who drive to

the building would need to find on-street parking, use temporary parking on St. John Street or use the lot at the Acme.

The project is expected to be completed in three weeks and will create eight new parking spaces, according to Dietrich.

Council approved a resolution, a duplicate of a resolution approved by council at its last meeting but with corrections to discrepancies from a proposal letter of the payment schedule.

At an Oct. 15 meeting, council approved a \$210,000 construction management agreement with the Cumberland County Improvement Authority for a new police

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City to replace showers at CMBP headquarters

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city is looking to improve the Cape May Beach Patrol headquarters, in particular shower facilities for an increasing number of female lifeguards.

At an Oct. 29 City Council meeting, resident Jules Rauch questioned an item on council's list of bills paid to architect Rob Conley for \$3,750 for Beach Patrol headquarters.

City Manager Paul Dietrich said renovations are under consideration to improve showers for both men's and women's facilities. He said when the building was designed, the male/female ratio of lifeguards was skewed

heavily to men, but it is now more in balance.

"It's 50/50, and those facilities are not adequate for the women lifeguards," Councilwoman Maureen McDade said.

Rauch said he believed there had been discussion of enlarging the headquarters. Dietrich said the city is looking at an earlier analysis of the building.

He said some discussions were held with the Department of Environmental Protection and State Historic Preservation Office on a conceptual basis, but they needed finer details from an environmental and historical perspective.

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