

Restriction removed from Beach Ave. apartments

By JACK FICHTER
Cape May Star and Wave

CAPE MAY — The city's Zoning Board removed a condition to a previously approved site plan for an

apartment building at 933 Beach Ave. that was designed to prevent the conversion of the two buildings into condominiums.

During a meeting Aug. 25, attorney Anthony Catanese,

representing Sea Glass Properties, said the board last year granted preliminary and final site plan approval to a project that included renovations and reduction of the number of units from 11 to seven and an increase of off-street parking from three spaces to eight.

Catanese said the Zoning Board required a condition of its approval that prevented any subsequent conversion to condominiums absent a later site plan and an amended site plan review by the board.

He said the owners' plans for the buildings were unchanged from last year and condominiums are not planned at this time.

"However, we'd like to get that cloud off of the title, because right now with the deed restriction, it basically impairs the property in the

public record," Catanese said.

The applicant submitted a revised plan that assigns parking spaces. Catanese said the applicant was hopeful that would alleviate the board's concerns about the coordination between the buildings and parking.

The applicant's engineer, David Scheidegg, said the only difference between last year's and this year's plans was the parking spaces were assigned to units.

Zoning Board member Maureen McDade said she was concerned the applicant was returning to the board after a condition of approval was to never convert the property to condominiums.

Catanese argued the Zoning Board never placed a condition on its approval of

the property that prevented conversion to condominiums.

He said the condition stated if the property was ever to be converted to condos, the applicant must return to the board to deal with coordination between the buildings and parking.

Board solicitor Richard King said if the board wanted to deny a property becoming condominiums, it had to have a reason that was different than a reason that would exist if the property were all owned by one person.

The board made a distinction because whether a property is owned by one person, that person controls where everybody parks but if it's a condominium without a clear understanding of the parking, it could be a "madhouse," he said.

King said parking would be

controlled differently for the two uses. He said the city now knows how parking would be controlled at the site.

He said if the board denied the application, the board would have to give a reason why the parking situation would be different if the building became a condominium. A master deed for a condominium would require an approved parking arrangement, King said.

Catanese said a condo association could control the building in the same manner as a single owner.

"We're asking it to be removed as satisfied," he said.

Board engineer Craig Hurlless said one parking space exists for each unit with one extra space for guest parking. He said he did not object to the removal of the no condominium condition.

Atlantic City Electric to install new smart meters

MAYS LANDING — Atlantic City Electric will start the broad installation of new smart meters for its nearly 565,000 customers beginning in September and continuing through 2024.

According to a news re-

lease from the utility, the upgrades are a key element of Atlantic City Electric's Smart Energy Network, the company's efforts to create smarter and more resilient energy infrastructure while providing new tools for an enhanced customer experience.

"We're extremely excited about our smart meter installation and the benefits that the Smart Energy Network will provide for our customers," said Morlon Bell-Izzard, senior vice president and chief customer officer for Pepco Holdings, which includes

Atlantic City Electric.

There is no upfront cost to customers for their new smart meters. Similar to other energy services and investments that Atlantic City Electric makes in the local energy grid, the cost associated with implementation of the full Smart Energy Network will be spread across the company's customer base over a period of many years to achieve the reliability, resiliency and efficiency benefits while maintaining affordability for customers, the release states.

Upgraded smart meters

come with many advantages for customers including enhanced reliability, more timely and accurate information during outages and new tools to further benefit customers.

Customers will receive several continuous communications prior to their smart meter upgrade that will provide additional information about the process and the benefits that smart meters and the Smart Energy Network will provide.

To learn more, visit the Smart Energy Network page at atlanticcityelectric.com.

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