

**City of Cape May Historic Preservation Commission  
Monday, November 21, 2016 - 6:30 PM**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland at 6:30 PM in the City of Cape May Auditorium. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

**PLEDGE OF ALLEGIANCE**

**Roll Call:**

Mr. Coupland, Chairman		Present
Mr. Carroll, Vice Chairman		Present
Mr. Clemans		Absent
Mr. Cogswell		Present
Mr. Connolly		Absent
Mrs. Pontin		Present
Mr. Mullock		Present
Mr. Catlado	Alt. 1	Present
Ms. Hardin	Alt. 2	Present

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor  
Edie Kopsitz, Secretary

**Absent:** Councilman Roger Furlin, HPC Liaison

**Pledge of Allegiance**

**Roll Call**

**Resolutions:**

Gentilini, 202 Queen Street, Resolution #2016-27  
Boucher, 832 Kearney Avenue, Resolution #2016-28

**Motion made by Mr. Carroll to approve Resolutions #2016-27 and 2016-28 as presented.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Cataldo, Ms. Hardin, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review:**

Corrandino, 1519 Beach Avenue, 1174/18, Non Contributing, Fence  
Nardi, 1006 Washington Street, 1110/2, Contributing, Porch repair  
Morris, 319 Beach Avenue, 1033/4, Non Contributing, Siding and Windows  
Curtis, 249 Grant Street, 1023/17, Contributing, Shed replacement  
Peter, 511 Bank Street, 1054/18, Non Contributing, Fence  
Craig, 1007 Michigan Avenue, Non Contributing, Fence  
Kings Cottage, 118 Decatur Street, Contributing, Pavers  
Rongione, 101 South Lafayette Street, 1025/10, Non Contributing, Windows  
Hoefle, 903 Columbia Avenue, 1090/46.02, Non Contributing, Driveway

**Motion made by Mr. Cogswell to accept the Applications Approved in Review.** Seconded by Mr. Mullock and **carried 7-0.** Those in favor: Mr. Cataldo, Ms. Hardin, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**CAPE REAL ESTATE DEVELOPERS (SCOTT PETER).....513 ELMIRA STREET  
FINAL -NEW CONSTRUCTION – BLK 1061 LOT 7 (NON CONTRIBUTING)**

Scott Peter, Owner was present returning for final approval.

**Motion made by Mr. Carroll the application is approved as presented.** Seconded by Mr. Cogswell and **was denied 6-1.** Those in favor: Mrs. Pontin. Those opposed: Mr. Cataldo, Ms. Hardin, Mr. Cogswell, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those abstaining: None. All voiced their reasons for the record.

Mr. Fineberg stated once again it is imperative that a educational class for the Zoning Board and the Historic Preservation Commission be held. The fact that our Design Standards and the Zoning Ordinance has conflict regarding front yard parking must be addressed.

**BOUCHER.....832 KEARNEY AVENUE  
ELEVATION/RENOVATION/ADDITION – BLK 1068 LOT 9 (CONTRIBUTING)**

Stephan Nehmad, Esquire was present representing the applicant Sandy Boucher who was present along with professionals Joseph Courter, Jr Architect and Ken Mann General Contractor. Mr. Nehmad gave a brief history of the property and stated the applicant proposes to raise existing house to flood elevation 12, replace all siding, roofing, and windows and construct two-story addition, detached garage, driveway and landscaping. He stated the dwelling presently is below flood level. It will be raised to bring it up to current flood regulation standards, and be retrofitted to restore its original historic integrity. The proposed addition includes a linking section and a two-story addition. An existing seven by nine foot addition will be removed as well as a fire escape. Presented for the Commission's approval, A1-photo/dwelling front; A2-photo/enclosed porch; A3-landscape plan; A4-site plan; A5-photo/dwelling rear; A6-; A7-front elevation drawing; A8-side elevation drawing; A9-book (multiple exhibits including architectural drawings by Joseph A. Courter, Jr., dated September 28, 2016). Materials requesting include cedar shake roof with standing seam metal roof accents; cedar shake siding; mahogany doors; mahogany rails with square cedar spindles; restoration millwork fascia, soffits; JELD-WEN true wood divided light windows; window trim to match existing; cedar columns; Epay decking; brick and cedar lattice foundation; cedar lattice HVAC enclosure; board cedar on outside shower enclosure; brick or concrete pavers; restoration exterior lighting; siding and windows to match house on garage with carriage house doors.

Members were positive on the application discussed at length the application with the agreement that they are subject to present to the Review Committee lattice work design, catalog cuts for the windows, implement vertical cedar and the extension of roof over connector twelve inches and window design on addition.

**Motion made by Mr. Carroll to approve the application with the caveat they are subject to present to the Review Committee lattice work design, catalog cuts for the windows, implement vertical cedar and the extension of roof over connector**

**twelve inches and window design on addition .** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Pontin, Mr. Mullock, Mr. Carroll and Mr. Coupland. Those opposed: None. Those abstaining: None.

**The meeting was open to the public at 9:05pm pm with no one coming forward the public portion was closed.**

**Motion to adjourn the meeting was made by Mr. Carroll, seconded by Mr. Clemans with all in favor at 9:05 pm.**

**A verbatim recording of said meeting is on file at the Construction/Zoning Office.**

**Respectfully submitted: Edie Kopsitz – Secretary**