City of Cape May
Historic Preservation Commission Minutes
July 20, 2026

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairman John Boecker at 6:03 pm.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Present
Mr. Testa, Vice Chair	Present
Mr. Carroll	Present
Mr. Stevenson	Present
Ms. Pessagno	Present
Ms. Wilson Stridick	Absent
Ms. Decker	Present
Mr. Hammeran (Alternate I)	Present
Mr. Kurtz (Alternate II)	Absent

Also Present: Chris Gillin-Schwartz, Esq., HPC Solicitor, Lauren Emerick, HPC Secretary, Councilmember Lorraine Baldwin.

MINUTES

Motion made by Mr. Testa to approve the June 15, 2026 minutes, seconded by Mr. Carroll, and carried 6-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms.Pessagno.

PAYMENT OF BILLS

Motion made by Ms. Decker to pay the bills, seconded by Mr. Stevenson, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

RESOLUTIONS FOR FINAL APPROVAL

Cape Anita LLC – 918 Stockton Avenue, Block 1081, Lot 12 – Resolution 2026-25
Welchmen LLC, 1122 Washington Street, Block 1110, Lot 17 – Resolution 2026-26

Motion made by Mr. Hammeran to approve Resolutions 2026-25 through Resolutions 2025-26 and Conceptual Approvals, seconded by Ms. Decker, and carried 7-0.

Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

CONCEPTUAL APPROVALS

Aylmer, 520 Elmira Street, Block 1054, Lot 9
East Lynne Theater Company, 717 Franklin Street, Block 1080, Lot 31
Huntington House LLC, 107 Grant Avenue, Block 1021, Lot 1

Motion made by Mr. Carroll to approve Conceptual Approvals seconded, by Mr. Hammeran, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: Mr. Carroll and Mr. Testa for East Lynne Theater Company

APPLICATIONS APPROVED/DENIED IN REVIEW

Aquino, 205 Howard Street, 1069/11, C – Roof
Brutschea – 627 Columbia Avenue, 1057/16, C – Windows, doors
Booth, 517 Broad Street, 1054/13, C – Siding
City of Cape May, 712 Franklin Street, 1059/4,5, NC – Flag bin
Dellas Inc, 505 Washington Street #2, 1052/6, NC – HVAC
Caitbridge Properties LLC, 315 Ocean Street, 1059/1 – HVAC
Cape May Beach House LLC, 202 Ocean Street, 1049/3,4, C – Chimney
Chappell, 1301 New Jersey Avenue, 1147/38, NC – Deck railing
Gambino, 933 Columbia Avenue C4, 1090/14.01, NC – HVAC
Geib, 1016 Stockton Avenue, 1095/4, C – HVAC
Hillegas and Turner, 25 Gurney Street, 1062/14.02, 15, NR – Conditions
Jeffrey, 1621 Beach Avenue #112, 1185/14. NC – HVAC
Ledwig, 1041 New York Avenue, 1103/33,34,35, C – Curb cut
McMahon, 1416 New Jersey Avenue, 1161/1.05, NC – Roofing
McHugh Group Re Lp, 1101 New York Avenue, 1117/38, C – Roofing
Martenstein, 101 Philadelphia Avenue, 1116/31, C – Windows
Mother Browns Company Inc, 209 Windsor Avenue, 1026/26, C – Shed repair
Ocean Cape LLC, 24 Ocean Street, 1047/3, C – HVAC
Supka, 1228 New Jersey Avenue, 1130/17.01, NC – HVAC
Winward, 432 West Perry Street Unit 3, 1031/10, C – HVAC
Warden, 710 Sewell Avenue, 1070/2, KC – Patio
Welchmen LLC, 1122 Washington Street, 1110/17, C – Deck

Motion made by Mr. Stevenson to approve Conceptual Approvals seconded by Mr. Testa and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: Mr. Testa for 1416 New Jersey Avenue, 101 Philadelphia Avenue and Mr. Boecker for 1122 Washington Street

APPLICATIONS

Miller – 535 Bank Street, Block 1054, Lot 25, Contributing
Moving structure, addition

Contractor, Paul Massing, and potential buyer, Alison Wallis, presented their revised plan for an addition on the rear of the home at 535 Bank Street. They stated that they downsized the proposed addition presented previously and included a hyphen to differentiate the addition from the historic portion of the house. The Commissioners complimented the change in design and agreed generally that it was a substantial improvement. The applicants stated that they would come back to the board for approval of a new detached garage.

Motion made by Mr. Boecker to grant conceptual approval with the condition that the applicant bring the elevations of the garage and cut sheets for the exterior wood windows for final approval, seconded by Mr. Testa, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

McHugh Group RE Lp – 1101 New York Avenue, Block 1117, Lot 238,39, Contributing
Deck removal, door relocation, patio

The project's contractors, Jackie and John Rennie, presented the application for deck removal, relocation of a door, and installing a patio. They explained that the pre-existing multi-level deck had been deemed unsafe and was removed without applying to the HPC. While installing windows that had been approved previously, it was decided to relocate an existing door. Existing concrete slab and pavers were replaced with blue stone patio in the same area. The applicants stated that in addition to the subject matter of the current application, some additional work is being proposed to be added to the current application.. The Commission noted that the current application was being considered as complete at the present time, so any additional items would need to be included in a separate application (or an amended application), which could be submitted to, and potentially approved by, the review committee, which effectively would allow for approval of all the elements without another hearing.

Motion made by Mr. Boecker to grant final approval conditional on a separate application being submitted to address (a) the screening of the area below the porch, (b) exposed siding, and (c) the stair to the elevated door, seconded by Mr. Testa, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Newman – 641 Hughes Street, Block 1058, Lot 22, Contributing
Porch

Mr. Carroll recused himself from the deliberations due to the proximity of his home to the subject property, and Mr. Hammeran did the same do to his role on the project.

Contractor, Jim Matthews, and homeowner, Rosemary Newman, presented the plan to build a roof over an existing deck in the side yard. The roof will be a shed roof consisting of a wood structure with clapboard siding. Roof shingles will be dimensional shingles to match what is on the existing house. Since the submitted drawings are unclear as to the intended pitch of the proposed roof, discussion clarified that a roof pitch steeper than 2/12 would be required for proper draining using asphalt shingles. The Commissioners also stated that wood clapboard siding would be required for the addition instead of the currently proposed mineral fiber.

Motion made by Mr. Boecker to grant final approval with the conditions to (a) correct the siding to wood clapboard on the material checklist and (b) provide a minimum 2/12 pitch for the asphalt roof shingles with documentation of these items submitted to the review committee, seconded by Ms. Decker, and carried 5-0.
Those in favor: Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Hammeran, Mr. Carroll

<u>Scott Peter/ Jersey Dev Group</u> – 928 Washington Street, Block 1093, Lot 1.03, Non-Contributing
New construction single family home

The project Developer, Scott Peter, presented the project to construct a new single-family home at 928 Washington Street. The home would include a full-width covered front porch, similar to many nearby existing homes on Washington Street. Mr. Boecker asked for clarification on which lot was intended for locating this home, since Mr. Peter proposes constructing three single-family houses on this larger corner site. It was confirmed that this application is for the first lot closest to the existing house on Washington Street. A discussion ensued suggesting that the proposed design be reconsidered for a simpler form, using a single front-facing gable with a shed roof porch across the entire front façade. It was also noted streetscape photos were missing from the application, arguably rendering it incomplete. Ms. Decker stated that the. Finally, it was suggested that the applicant meet with the review committee to consider various aspects of the proposed design before submitting a revised application.

Motion made by Mr. Boecker to table the application on condition of the applicant's waiving the 45-day period, seconded by Ms. Decker, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: none.

<u>Crown Castle Fiber LLC</u> – Right-of-way in front of 6 Perry Street, Block 1028, Lot 1.02, Non-Contributing
Small cell wireless facility

Attorney for the project, Jordan Fry, and manager for permitting and utilities at Crown Castle, Lisa Mozi, presented a proposed revised plan to install a new small cell wireless facility on an existing utility pole at the noted address. They have returned to discuss alternatives to the original concept presented in April. An option for the new design would include "ground furniture" box component at street level for housing control apparatus rather than locating the cabinet on the pole. The Commissioners expressed reservations over the appearance and size of the ground-mounted box and its position posing an obstacle to pedestrians and sight lines for traffic safety.. Concern was also raised about the color of the box, to which the applicant replied that the box could be any color that the Commission desires. After further discussion, the Commissioners generally agreed that the pole-mounted option is preferable.

Motion made by Mr. Boecker to grant final approval for the pole-mounted equipment option as presented with the condition that (a) any exposed wiring or cabling be covered by a conduit shroud and (b) the materials and color of the shroud and the color of control box be submitted for approval by the review committee, seconded by Mr. Carroll, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: none.

<u>Crown Castle Fiber LLC</u> – Right-of-way in front of 104 North Street, Block 1035, Lot 1, Non-Contributing
Small cell wireless facility

Attorney for the project, Jordan Fry, and manager for permitting and utilities at Crown Castle, Lisa Mozi, presented a proposed revised plan to install a new small cell wireless facility at the noted address. This location does not have the space to permit a ground-mounted box and will require a new utility pole. The Commissioners expressed concern about why this specific location was essential, but it was explained that the applicant's studies indicated that this particular area needed more service, based upon surveyed signal content and limited range.

Motion made by Mr. Boecker to grant final approval with the pole-mounted equipment as presented with the condition that (a) any exposed wiring or cabling be covered by a conduit shroud and (b) the materials and color of the shroud and the color of control box be submitted for approval by the review committee,, seconded by Mr. Carroll, and carried 7-0.

Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Crown Castle Fiber LLC – Right-of-way in front of 201 Beach Avene, Block 1019, Lot 28, Non-Contributing
Small cell wireless facility

Attorney for the project, Jordan Fry, and manager for permitting and utilities at Crown Castle, Lisa Mozi, presented a proposed revised plan to install a new small cell wireless facility at the noted address, mounted on a new utility pole. . This location is actually around the corner on Patterson Avenue. It would be the same design as the location at 104 North Street.

Motion made by Mr. Testa to grant final approval with the pole-mounted equipment as presented with the condition that (a) any exposed wiring or cabling be covered by a conduit shroud and (b) the materials and color of the shroud and the color of control box be submitted for approval by the review committee, seconded by Mr. Hammeran and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Mission 70 Real Estate Holdings LLC – 316 Jefferson Street, Block 1073, Lot 12, Contributing
Renovations

Owners David and Amy White, together with project architect, Paul Kiss, presented their plan to renovate the home at 316 Jefferson Street. Mr. Kiss explained that they propose rearranging some of the living space in the interior which necessitate moving the windows designated in the application. The applicants also proposed an addition to the back of the house. It was confirmed that all new windows that would be Colby wood high-energy-efficiency windows of a new design with a one-over-one sash arrangement. The Commissioners broadly complimented the project proposal.

Motion made by Mr. Carroll to grant final approval with the conditions that (a) the windows on the third floor be one-over-one for consistency and (b) there be a 3-inch space between the railing balusters, seconded by Mr. Boecker, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Deluca – 1515 Beach Avenue, Block 1174, Lot 22,23, Contributing
New garage

Mr. Testa recused himself from the deliberations due to the proximity of his home to the subject property.

Project manager and designer, Adam Crossland, presented on behalf of the homeowner. The owner is proposing to build a new garage in the "shadow" space behind the house. The property is accessed by an alley from Brooklyn Avenue. All proposed materials will match the main house. The roof will be cedar shingles to match existing, siding will be cedar shake, and all windows will be true-divided-lite wood windows. The garage will be minimally visible from Beach Avenue. The Commissioners complimented this project but will require cut sheets for the proposed materials.

Motion made by Mr. Caroll to grant final approval with the conditions that (a) cut sheets for all materials be submitted for approval by the review committee and (b) the roof ridge of the addition be no higher than the existing ridge line of the main structure, seconded by Mr. Stevenson, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Hulse Family Revocable Trust – 409 Jefferson Street, Block 1086, Lot 4, Non-Contributing

Two-story rear addition

Project manager and designer, Adam Crossland, presented the project on behalf of the homeowner at 409 Jefferson Street. The applicant proposes a small two-story addition at the rear of the property, between the back of the house and the garage. Mr. Crossland stated that the addition equates to less 20% of the existing square footage. Materials will match those of the existing house. The Commissioners expressed concern about the height of the second floor of the addition being too high with reference to the Design Standards Ms. Decker believed that the height of the second floor was too high and asked that it be lower to meet the Standards.

Motion made by Mr. Stevenson to grant final approval with the conditions that (a) cut sheets for all materials be submitted for approval by the review committee (b) the addition's height be reduced and submitted for approval by the review committee such that the roof ridge of the addition be no higher than the existing ridge line of the main structure and (c) the siding pattern of the addition match the existing main structure, seconded by Mr. Hammeran, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: none.

Haija – 1149 Lafayette Street, Block 1061, Lot 71, Contributing
Rear addition

Project manager, Adam Crossland, and owner Anan Haija presented proposed plans for building a rear addition on the home at the noted address. The proposed rear addition includes a second floor breezeway connection from the historic portion of the building to a new three-car garage. The breezeway would include spaces for a bar, media room, office, and stairs down to the garage. The Commissioners expressed very serious reservations primarily concerning the size of the addition and its potential negative effect on the status of this Contributing property. It was suggested after substantial discussion of several suggested optional approaches that the applicant table the application and propose a different solution.

Motion made by Mr. Boecker to table the application on condition of the applicant's waiving the 45-day period, seconded by Mr. Carroll, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: none.

DISCUSSION

Mr. Boecker noted that he had spoken with City Manager, Paul Dietrich, about getting property reports done and hiring Steven Smolyn as a consultant to provide such professional services on an as-needed basis. Those discussions were received favorably. A proposal for retaining Mr. Smolyn accordingly was sent to all Commissioners for review. The merits of such arrangement were discussed by the members.

Motion made by Mr. Boecker to approve Steven Smolyn's proposal for professional services on an annual basis, seconded by Ms. Decker, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker.
Those opposed: none. Those abstaining: none.

An alignment workshop for the Commission is scheduled to be held in the City Hall auditorium on July 30th from 10am until 2pm with an agenda being prepared that will be circulated by Mr. Boecker and published by the HPC Secretary for this special public meeting.

.

Mr., Boecker reported that the Uniform City Signage Task Force is creating an appendix to the Historic Design Standards for City-produced signage. It is intended that a draft of this proposed appendix be ready for the Commission's review by end of August.

Mr. Boecker discussed creating a National Historic Landmark District plaque recognizing the City's status in a very public location. On a preliminary basis, the proposal includes a stone monument with a bronze plaque located in the triangular planted area immediately visible upon crossing the bridge onto Lafayette and perhaps similar smaller monument plaques at each end of the Washington Street Mall.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 9:54 pm with all in favor.

A verbatim recording of said meeting is available on the City of Cape May website.

Meeting conducted by HPC Secretary Lauren Emerick. Minutes written by HPC Secretary Lauren Emerick.

Respectfully Submitted,
Lauren Emerick
HPC Secretary