

Cape May City
Historic Preservation Commission Agenda
City Hall Auditorium
August 17, 2026 - 6:00 p.m.

OPENING: In compliance with the Open Public Meetings Act of 1975, adequate notice of this meeting has been provided. If any member has reason to believe that this meeting is being held in violation of this Act they should state so at this time.

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES: July 20, 2026
HPC Special Meeting – July 30, 2026

PAYMENT OF BILLS

RESOLUTIONS FOR FINAL APPROVAL

McHugh Group RE LP, 1101 New York Avenue, Block 1117, Lot 38,39 – Resolution 2026-27
Newman, 641 Hughes Street, Block 1058, Lot 22 – Resolution 2026-28
Crown Castle Fiber LLC, Right of Way in front of 6 Perry Street – Resolution 2026-29
Crown Castle Fiber LLC, Right of Way in front of 104 North Street – Resolution 2026-30
Crown Castle Fiber LLC, Right of Way in front of 201 Beach Avenue – Resolution 2026-31
Mission 70 Real Estate Holdings, LLC, 316 Jefferson Street, Block 1073, Lot 12 – Resolution 2026-32
Deluca, 1515 Beach Avenue, Block 1174, Lot 22,23 – Resolution 2026-33
Hulse, 409 Jefferson Street, Block 1086, Lot 4 – Resolution 2026-34
Resolution for Meeting Not Open to Public in Accordance with the Provisions of the NJ Open Public Meetings Act, N.J.S.A. 10:4-12 – Litigation – Kliewe v. City of Cape May Preservation Commission et al. litigation - Resolution 2026-35

CONCEPTUAL APPROVALS

Miller/Wallis, 535 Bank Street, Block 1054, Lot 25

APPLICATIONS APPROVED/DENIED IN REVIEW:

Acker, 637 Hughes Street, 1058/24, KC – HVAC
Andriello/Wilsey, 501 Lafayette Street, 1053/4, NC – Fence
Barker, 1017 New Jersey Avenue, 1102/50, C – HVAC
Biehn, 315 Franklin Street, 1073/26, C – HVAC
Burgess, 903 Stockton Avenue, 1082/20, C – HVAC
Carroll, 625 Hughes Street, 1058/28, C – HVAC
Chalfonte Hotel, 301 Howard Street, 1071/7,8,9, KC – HVAC
Campbell, 827 Corgie Street, 1091/13, NC – Fence
Concentio J + J, LLC, 115 Ocean Street, 1057/1, C – HVAC
Freshman, 224 Windsor Avenue, 1022/11, NC – HVAC
Fiske, 1012 Stockton Avenue, 1095/2, C – HVAC
Gray Truck Enterprises LLC, 931 Kearney Avenue, 1083/16, C – HVAC
The Krantz Family, 718 Columbia Avenue, 1071/5, C – Porch railing
Keating, 112 Decatur Stret, 1041/10.02, C – Roof
Keating, 112 Decatur Street, 1041/10.02, C – HVAC
Kloosterboer Ziccarì Living Trust, 25 Second Avenue, 1014/22, NC – Fence
McHugh Group Re Lp, 1101 New York Avenue, 1117/38, C – Roof
McHugh Group Re Lp, 1101 New York Avenue, 1117/38, C – Chimney, door, lattice, shower enclosure
Nicolò, 5 Jackson Street Unit 404, 1041/16, NC – HVAC
O’donnell, 612 Hughes Street, 1057/4, C – HVAC
Peter, 359 Congress Street, 1031/2.02, NR – Pool removal, shed, door, soffits, windows
Phillipe, 210 Grant Street, 1019/21, NC – HVAC
Sokoll, 8 First Avenue, 1014/13.01, NR – Door
Tides Cape May, 5 Jackson Street, 1041/16, NC – HVAC
Wiederseim, 509 Franklin Street, 1076/6, C - Patio

APPLICATIONS:

Luce Realty Partnership – Cape May, LLC – 227 Perry Street, Block 1038, Lot 3, Contributing
Remove front porch and older additions, raise front section, new rear addition

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

Adis, Inc. – 1317 Beach Avenue, Block 1146, Lot 6,7,10-24, Non-Contributing
Pergolas, temporary planters

Aylmer – 520 Elmira Street, Block 1054, Lot 9, Non-Contributing
Pavers, steps, shower enclosure, railings

PUBLIC COMMENT

DISCUSSION

- Policy on Application Submission, completeness review, and agenda placement

CLOSED SESSION

- Discuss Litigation - Kliewe

ADJOURNMENT

All applications are on file and available for inspection in City Hall