City of Cape May
Historic Preservation Commission Minutes
August 17, 2026

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairman John Boecker at 6:02 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	Present
Ms. Decker	Present
Mr. Hammeran (Alternate I)	Present
Mr. Kurtz (Alternate II)	Present

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

MINUTES

Motion made by Mr. Testa to approve the July 20, 2026 minutes and July 30, 2026 Alignment Workshop #2 minutes, seconded by Ms. Pessagno, and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms.Wilson Stridick, Mr. Stevenson

PAYMENT OF BILLS

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

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

Motion made by Mr. Testa to approve Resolutions 2026-27 through Resolutions 2026-34 and Conceptual Approvals, seconded by Mr. Stevenson, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Testa for 1515 Beach Avenue

CONCEPTUAL APPROVALS

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

Motion made by Mr. Carroll to approve Conceptual Approvals, seconded by Mr. Testa, and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

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 Ziccari 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
Nicolo, 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

Motion made by Mr. Stevenson to ratify the applications approved or denied in review, seconded by Ms. Pessagno, and carried 7-0.

Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Carroll for 625 Hughes Street

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

Owner and architect, Christopher Luce, presented his project for 227 Perry Street. Mr. Luce explained that he would be raising the house five feet and reconstructing a piece of it for a new addition. Portions of the existing house additions will be removed. Mr. Luce stated that the proposed new addition has been located at the rear to create offsets and separation from the main house. The new addition will have wood siding, wood windows, and architectural shingles on the roof. No ridge on the addition will be higher than the main ridge of the existing house. A question was raised as to whether Mr. Luce would need a demolition permit for the parts of the building being removed for the addition. HPC Solicitor Chris Gillin-Schwartz, confirmed that he would need a demolition permit prior to getting approval for the addition. Mr. Luce addressed the issues needed to establish the case for demolition and will need to submit an application with the fee for the demolition.

Motion made by Mr. Testa to approve demolition required by the application, seconded by Mr. Kurtz, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Mr. Luce then resumed his presentation. A question was raised as to why the front porch is not being retained in its current configuration along with the rest of the main house. Mr. Luce explained that it was anticipated to not survive when the main structure is raised; however, Commissioners recommended keeping the existing porch in its current configuration,, including its detailing and chamfered posts. Commissioners questioned the size and mass of the addition, and it was noted that in the Design Standards, on page 54, additions must be subordinate in size to the original house, so this addition might not meet that standard. It also was noted that documentation of the existing garage and doors would be required and that the existing chimney should be retained, as it is one of the original elements of the house. Finally, it was suggested that the applicant table the current application and submit revised plans to respond to the above comments at the next meeting.

Motion made by Mr. Testa to table the application waiving the 45-day time for decision, seconded by Mr. Carroll, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

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

Owner, Anan Haija, and project manager, Adam Crossland, presented revised plans for a rear addition that responds to previous comments, including an enclosed connector to the proposed three-car garage addition, which has been reduced in scale due to prior feedback. The general view of the commissioners was that, although the size had been reduced it was still large. Mr. Crossland explained that living space has been removed from this connector, but under current zoning restrictions, a variance would be needed for a free-standing garage; therefore, the addition has been attached to the main structure. Reducing the scale of the addition was suggested, and it was

noted that, as presented, it remains significantly larger than a typical three-car garage. Varying comments were made focusing principally on the on size of the garage and the addition. Finally, it was suggested that the applicant return with revised plans to address the above concerns. A number of alternatives were discussed and suggested, which the applicant did not find acceptable. Nevertheless, it was determined to test formally by vote the position of the Commission on various alternatives. Accordingly, the application proceeded as noted below.

Motion made by Mr. Boecker to approve the application, as presented seconded by Mr. Testa, and failed 3-4
Those in favor: Mr. Carroll, Mr. Testa, Mr. Boecker. Those opposed: Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker. Those abstaining: None.

Motion made by Mr. Boecker to approve the three-car garage as designed but detached, thereby eliminating any construction of a breezeway connector, seconded by Mr. Testa, and failed 2-5
Those in favor: Mr. Testa, Mr. Boecker. Those opposed: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker. Those abstaining: None.

Mr. Gillin-Schwartz then proposed that the applicant consider the above voting results, accept tabling the application, and return with further revisions to the next meeting.

Motion made by Mr. Boecker to table the application waiving the 45-day time for decision, seconded by Mr. Carroll, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

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

President and CEO of Adis Ince, Francesca Santoro, and special assistant to the owner and CEO, Kerstin Axxelson, presented their plan for five wooden pergolas of prefabricated construction to be located bordering the restaurant area along Beach Avenue on the southeast side of the property, along with a large temporary planter more centrally located on the south facing Beach Avenue. The five pergolas would be constructed above tables and seating areas with their structure carrying indigenous species of plants, possibly including honeysuckle. Ms. Santoro stated that permanent lighting fixtures are not anticipated; rather, rechargeable LED lights would be used at tables the Commission's position regarding the directionality and temperature of the lighting was acknowledged. It was noted that since the temporary planter celebrates America's 250th anniversary, it will be removed by September 15, 2026. Ms. Santoro confirmed a request for clarification that only the tops of the pergolas were intended to be used for the plantings. The Commissioners complimented the design.

Motion made by Mr. Carroll to approve the application as presented, seconded by Mr. Testa, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

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

The contractor for the project, Andrew Mormille, presented the application for final approval at 520 Elmira Street. Mr. Mormille stated that the aluminum railings previously proposed have been replaced by wooden railings as requested and painted white. The permeable pavers will be used for the driveway and back patio area. He stated that the brick veneer that was shown as vertical in the previous drawings has been corrected to be shown as horizontal. The shower enclosure will have a natural stain on it. A request was made to change the intended top railing size to a typical 2x4 dimension and to have a profile with a bevel at the top.

Motion made by Mr. Testa to grant final approval with the condition that the wood railing have a beveled top rail using a nominal 2x4, seconded by Mr. Carroll, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

DISCUSSION

Mr. Boecker stated that during the Alignment Workshop it was discussed that the submission filing deadlines for applicants be changed to two weeks prior to the next scheduled HPC meeting with an additional deadline for verifying completeness of the submissions would be one week before the meeting.

Motion made by Mr. Testa to adopt the new policy to begin in September 2026, as presented, seconded by Ms. Decker, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Motion made by Mr. Testa to go into closed session, seconded by Ms. Decker, and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Ms. Decker, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

The Commissioners went to a closed session in Council Chambers at 8:33 pm and returned at 8:52 pm.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 8:52p.m. 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