**City of Cape May Historic Preservation Commission**

**SPECIAL MEETING**

**Monday, January 05, 2017 – 5:00 PM**

**Opening:** The Special meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Warren Coupland at 5:00 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 Absent - **excused**

Mr. Carroll Absent - **excused**

Mr. Clemans Present

Mr. Cogswell Present

Mr. Connolly Present

Mrs. Pontin Absent - **excused**

Mr. Mullock Present

Ms. Hardin Alt. 1 Present

Mr. Cataldo Alt. 2 Absent - **excused**

**Also Present:** Robert Fineberg, Esquire – Commission Solicitor

Roger Furlin, Commission Liaison

Edie Kopsitz, Secretary

**Reorganization:** Oath of Office for Commission Members – Warren Coupland, Member, Member, Thomas Cataldo Alternate II and Crystal Hardin, Alternate I.

### Appointment of Chairperson:

**Motion made by Mr. Cogswell to appoint Warren Coupland as the Chairperson to the Commission for the year 2017**. Seconded by Mr. Clemans and **carried 5-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin and Mr. Cataldo. Those opposed: None. Those abstaining: Mr. Coupland.

**Appointment of Vice Chairperson:**

**Motion made by Mr. Clemans to appoint Tom Carroll as the Vice Chairman to the Commission for the year 2017**. Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Appointment of legal advisor/Solicitor to the Commission:**

**Motion made by Mr. Coupland to appoint Robert Fineberg, Esquire as legal advisor/solicitor to the Commission for the year 2017.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Cogswell for the approval of the Cape May Star & Wave as the Official Newspaper of the Commission for the year 2017.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Motion made by Mr. Connolly to approve the advertised meeting dates for the Commission for the year 2017 and January 15, 2018.** Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Appointment of a revolving Member Review Committee:**

**Motion made by Mr. Cogswell for a revolving Member Review committee.**  Seconded by Mr. Connolly and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Minutes: October 17, 2016 and November 21, 2016**

**Motion made by Mr. Connolly to approve the minutes of October and November 2016.**  Seconded by Mr. Clemans and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Cape Real Estate Developers (Scott Peter), 513 Elmira Street, 1061/7, Resolution #2016-29

Shore Line, LLC (Scott Peter), 1146 Lafayette Street, 1113/11, Resolution #2016-30

Bagley, 825 Beach Avenue, 1067/8, Resolution #2016-31

Perry, 723 Page Street, 1077/12, Resolution #2016-32

Mullock, 5 Perry Street, 1034/14, Resolution #2016-33

**Motion made by Mr. Clemans to approve Resolutions #2016-029, 30, 31, 32 and 33 as presented.**  Seconded by Ms. Hardin and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review**:

Lasina, 1374 Lafayette Street, 1145/4, Contributing, Roof

WCB/Laufman, 1515 Beach Avenue, Contributing, Roof/Siding

Lamedola, 1110 New York Avenue, Non Contributing, Roof

Wilson, 1154 Washington Street, 1110/36, Non Contributing, Roof

McGonigal, 1601 Beach Avenue, 1185/23 & 24, Key, Paver repair

O’Donnell, 15 Reading Avenue, 1130/1, Contributing, Steps/Deck

Mortimer, 444-446 West Perry Street, Contributing, Roof

Schock, 207 Howard Street, 1069/12, Contributing, Railing/Deck Repair

Matusiak, 719 Columbia Avenue, 1066/14, Contributing, Roof

Shaw, 710 Kearney Avenue, 1064/1-22, Contributing, Driveway Repair

Green, 814 Kearney Avenue, 1068/2, Contributing, Generator Platform

Tarant, 815Benton, 1013/20, Contributing, Roof

Minnix, 20 Jackson Street, 1034/8, Contributing, Windows

**Motion made by Mr. Clemans to approve Resolutions #2016-029, 30, 31, 32 and 33 as presented.**  Seconded by Ms. Hardin and **carried 6-0.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**EDWARDS…………………………………………………………………..1331 NEW JERSEY AVENUE**

**SOLAR PANELS (REAR OF PROPERTY), BLK 1147 LOT 22 (NOT RATED)**

Robert and Maureen Edwards, owners were present along with their professional William Zanes of Sungevity Company. The applicants are requesting the addition of 13 solar panels to the west facing roof situated towards the rear of the structure. Schematics of the property and the size of the panels were provided by Sungevity Solar Company dated November 14, 2016.

Members were negative on the application citing the Secretary of the Interior Standards for Rehabilitation as pertained to solar panels in the Historic District. Members after lengthy discussion explained to the applicant that the placement of the solar panel will be visible, that the property has a hipped roof and the panels will be covering ¾ of the roof. The applicant did acknowledge that the panels would be from New Jersey Avenue and the adjacent sidewalks.

**Motion made by Mr. Mullock to approve the application as presented.**  Seconded by Mr. Cogswell and **was denied 6-0.** Those in favor: None. Those opposed: Mr. Clemans, Mr. Cogswell, Mr. Connolly, Ms. Hardin, Mr. Cataldo and Mr. Coupland . Those abstaining: None.

All members stated their reasons for the record.

**The meeting was open to the public at 5:45 pm with no one coming forward the public portion was closed.**

Chairman Coupland reviewed pending discussions and actions of the Historic Preservation Commission. The topics discussed, the Doors of Cape May Stage, Council Member/HPC Liaison Furling will follow up with City Council regarding the Design Standard Amendments. Legal issues of putting into place the items (Standard and Helical Piers) with Mr. Fineberg clarifying terminology.

**Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Coupland with all in favor at 6:00 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**