**City of Cape May Historic Preservation Commission**

**Meeting Minutes**

Monday, June 10, 2013

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Chairman Coupland at 6:30 PM. 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. Fontaine, Vice Chairman Absent - **excused**

Mr. Carroll Present

 Mr. Clemans Present

Mr. Cogswell Present

Mr. Furlin Present

 Mrs. Hartman Present

Mr. Connolly Alt. 1 Absent - **excused**

Mrs. Pontin Alt. 2 Present

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

Edie Kopsitz, Secretary

**Absent:** Deanna Fiocca, Council Liaison

**Minutes:** May 13, 2013

**Motion made by Mr. Cogswell to approve the Minutes of May 13, 2013 as presented.** Seconded by Mr. Carroll and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Furlin Mrs. Hartman, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Resolutions:**

Mad Batter Restaurant, 19 Jackson Street, 1041/27, Key-HD, Resolution #2013-07

**Motion made by Mrs. Hartman to approve Resolution #2013-07 as presented.** Seconded by Mr. Furlin and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Furlin Mrs. Hartman, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**Applications approved in Review**:

Rosewig, 921 Washington Street, 1093/7, Contributing – HD, Driveway

O’Leary, 100 2nd Avenue, 1013/12, Non Contributing – HD, Steps

Roch, 1121 New York Avenue, 1117/25, 26 & 27, Contributing – HD, Window

Lieb, 1006 Washington Street, 1110/2, Contributing – HD, Roof

O’Reilly, 1208 New York Avenue, 1131/3, Contributing – HD, Fence

Parker, 251 Windsor Avenue, 1026/1, Non Contributing – HD, Fence

Morabito, 1016 Stockton Avenue, 1095/4, Contributing – HD, Roof

Lippincott Newland, 220 Windsor Avenue, Contributing – HD, Porch screen

Novino, 351 Congress Street, 1031/84, Contributing – HD, Roof/Window

Diaz, 1223 Lafayette Street, 1061/90, Non Contributing – HD, Sidewalk

Rispoli, 619 Lafayette Street, 1060/29, Non Contributing – HD, AC Unit

Dragan, 312 Congress Street, 1026/17.02, Not Rated – HD, Screen Porch

Pomeroy, 17 Jefferson Street, 1081/28, Contributing – HD, Outside Shower

Rein, 305 Broadway, 1027/26, Contributing – HD, Roof

Naples, 210 Ocean, 1049/1, Contributing – HD, Siding/Windows

Reed, 31 First Avenue, 1016/26, Non Contributing – HD, Roof

DeGroff, 210 Congress Street, 1025/1, Contributing – HD, Roof

Goldmark, 1014 Kearney Street, 1046/4, Contributing – HD, Roof

Graham, 931 Corgie Street, 1093/11, Not Rated – HD, Roof

Silverman, 212 Windsor Avenue, 1022/16, Contributing – HD, Window

Killeen, 214 Jefferson Street, 1072/4, Contributing – HD, HVAC Enclosure

**Motion made by Mr. Furlin for approval of the Applications Approved in Review.** Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Furlin Mrs. Hartman, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**BUSINESS:**

**YOUNG…………………………………………………………………………..…1029 NEW YORK AVENUE**

**ADDITION & RENOVATIONS – BLK 1103 LOT(S) 42-44 (CONTRIBUTING – HD)**

Deborah and Richard Young owners were present along with their professional Joseph Ross, Architect. Mr. Ross presented the application referring to his plans dated May 30, 2013 sheets A-1 through A-4. The Young’s are requesting to construct a 720 sq.ft. two-story frame addition with front porch and rear deck expansion. The second floor addition in the rear of the property will be set in on both sides to keep the four square style intact and the front porch will wrap around that will be aesthetically pleasing to the structure. Materials requested; Roof – Architectural Shingles to match existing, Facia & Gutters to match existing, Soffits – to match existing, Siding – Cedar shingles to match existing, Window – Wood (Kolbe Series), Window trim – Wood, Doors (rear only) – Fiberglass, Columns – Wood (10” square painted), Railing – Wood 1 3/4 “ square balusters (2 ¼ openings), Decking – Wood Mahogany, Privacy lattice (front cedar wood and rear PVC) and Shower Enclosure – Wood 4ft x 4ft x 6ft.

Members were positive on the application with questions concerning the windows being used as it is a new product to the Commission. Mr. Ross responded in detail regarding the Kolbe product and will submit a catalog cut to Edie for the file. Discussion ensued regarding the process of including the wraparound porch which they felt was aesthetically accurate to the structure. Members requested the use of wood privacy lattice on the rear to match the front, along with a heavier top and bottom rail as it is a Contributing structure. Mr. Ross responded in detail the process to incorporate the continuation of the porch and agreed to use of wood privacy lattice in the rear. Members all concurred that Mr. Ross can resubmit revised plans to the Review Committee with the material changes.

**Motion made by Mr. Carroll for approval of the application as presented along with Architects explanation of issues with a revisit to the Review Board on the railing design, the use of cedar lattice on all privacy lattice (front & rear) and a spec on the windows.** Seconded by Mr. Clemans and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mr. Furlin Mrs. Hartman, Mrs. Pontin and Mr. Coupland. Those opposed: None. Those abstaining: None.

**OCEAN CLUB HOTEL CM, LLC…………………………………………….……..1035 BEACH AVENUE**

**ADDITION - BLK 1101 LOT(S) 2, 3, 4 (NOT RATED – HD)**

Louis Dwyer, Esquire representing the applicant Nick Nezaj, co owner who was present along with his professional Daniel Scott Mascione, Architect. Mr. Dwyer explained his client seeks approval for a new rear entry and addition to the hotel (six (6) floors). The rear addition will match their front that was completed in 2011. 1st Floor -adding new access ADA compliant, elevator is proposed at the ground level with new housekeeping room and vestibule. 2nd Floor – office suite, conference room, filing room housekeeping room, vending room and storage room, 3rd Floor – gym, living room/library, storage and vending room, 4th floor 452 square feet and is open to the meeting room, 5th Floor - owners quarters, vending room, storage and vending rooms and 6th floor contains housekeeping and vending rooms. The existing offices will be converted to linen storage. The new elevator services all six floors.

Members were positive on the renovations indicating that the 2011 renovation is an asset to Beach Avenue and commented that the proposed would be an enhancement to New Jersey Avenue. Member Carroll requested that with the upcoming addition could they replace the vinyl fence with wood. Mr. Nezaj responded that the vinyl fence will remain and described the landscaping that has been incorporated. He informed the Commission on other contributing structures he owns (etc. Hotel Alcott) and adheres to the Design Standards. Discussion ensued regarding the 2011 vinyl fence issue and was debated at length. Mr. Nezaj explained that the placement of the vinyl fence was an unfortunate oversight (vinyl had been on the original plans that were supposed to be revised to reflect the HPC approval dated March 28, 2011).

**Meeting was open to the public at 7:20 pm. Kevin Soler, 1005 New Jersey Avenue,** opposes the application. Mr. Soler submitted a packet into evidence marked as O-1 that depicted his and a neighbor Kathy Wilkinson of 1021 New Jersey Avenue expressed at length concerns regarding the lighting, exhaust fan and parking of the Ocean Club. Chairman Coupland explained that a lot of the concerns address by Mr. Soler were for another Board determination but thank him for his comments. With no others coming forward the public portion **was closed at 7:30pm.**

**Motion made by Mr. Carroll for Conceptual Approval of the application as presented.** Seconded by Mrs. Hartman and **carried 6-1.** Those in favor: Mr. Clemans, Mr. Cogswell, Mr. Furlin, Mrs. Hartman, Mrs. Pontin and Mr. Coupland. Those opposed: Mr. Carroll. Those abstaining: None.

**RICCO/CAPE CONSTRUCTION…………………….…………………………….222 NORTH STREET**

**POOL FENCE - BLK 1030 LOT 7 (CONTRIBUTING – HD)**

Chairman Coupland announced the applicant requested to be removed from the Agenda. He informed the Commission that they will comply with a wood fence as discussed by the Review Committee.

**PRESENTATION – NUCEDAR MILLS PRODUCT BY RAYMOND L. TRUCKSESS**

Mr. Trucksess distributed packets and samples of the product stating it resembles cedar shake without the maintenance. Members thanked him for the presentation but informed Mr. Trucksess this product could only be used on non-contributing and new construction.

**Motion to adjourn made by Mr. Clemans seconded by Mr. Carroll with all in favor at 8:30 pm.**

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

**Respectfully submitted: Edie Kopsitz – Secretary**