

Cape May City
Historic Preservation Commission Agenda
City Hall Auditorium
April 20, 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: February 9, 2026, March 16, 2026, April 2, 2026

PAYMENT OF BILLS

RESOLUTIONS

230 Grant Street Cape May NJ LLC, 230 Grant Street, Block 1019, Lot 14 – Resolution 2026-09
Mazzitelli, 397 Congress Street, Block 1031, Lot 55,56 – Resolution 2026-10
TS 1015 Beach LLC, 1015 Beach Avenue, Block 1095, Lot 3 – Resolution 2026-11
Kevin Severance/722 Corgie Street LLC, Block 1077, Lot 5 – Resolution 2026-12
TS 1015 Beach LLC, 1015 Beach Avenue, Block 1095, Lot 3 – Conceptual Approval

APPLICATIONS APPROVED/DENIED IN REVIEW:

Ator, 235 Windsor Avenue, 1026/36, C – HVAC	Mcafferty, 680 Washington Street, 1058/11.02 C-3, NC – Windows
Anderson, 1221 Lafayette Street, 1061/89.01, C – Shed	Mchugh Group RE LP, 1101 New York Avenue, 1117/38,39, C – Windows, doors
Bogle Investment POPS LLC, 504-506 Washington Street, 1050/5, NC – Door	Oceanfront Properties LLC, 1045 Beach Avenue, 1101/7,8,9, NC – Concrete
Brawner, 937 Beach Drive, 1081/15, KC – Railing posts	Prince Copper LLC, 310 Howard Street, 1065/4, C – HVAC
Booth, 517 Broad Street, 1054/13, C – Roof, porch repair	Queen Street Associates LP, 16 Queen Street, 1081/14, C – Porch repair
Chatzkel, 629 Hughes Street, 1058/26, C – HVAC	Schulte, 32 First Avenue, 1014/4, C – Fence
Carlson-Glazer, 820 Sewell Avenue, 1073/8, C – Roof	Sawyer’s Dowry, 655 Hughes Street, 1058/18.01, C – Shed
Conroy, 836 Lafayette Street, 1092/11, C – Roof	Smalley, 915 Columbia Avenue, 1090/43, NC – Roof
Currier, 398 Congress Street, 1026/4,5,6.01, NC – Amendment to RES 2025-41	Tsiartsioni, 301 Beach Avenue, 1034/13.02, NC – Fence
Dimaggio, 1143 Washington Street, 1113/23, KC – HVAC	Tsiartsioni, 301 Beach Avenue, 1034/13.02, NC – Windows, siding
Grob, 806 Sewell Avenue, 1073/14, C – Fence	Vanderende, 1009 Maryland Avenue, 1104/53, C – Roof
Gillin-Schwartz, 2 Liberty Street, 1090/24,25, NR – Fence	Vanderende, 1009 Maryland Avenue, 1104/53, C – HVAC
Hourihan, 1017 Lafayette Street, 1061/57.02, 62, C – Windows	Washington Commons Inc, 429 Washington Street, 1044/3, C – Roof, siding, deck repair
Haaz, 1201 New Jersey Avenue, 1131/35, NC – Roof	The Welchmen LLC, 1122 Washington Street, 1110/17, C – Windows
Henelerer, 1511 Yacht Avenue, 1160/10,10.01,11, C – Roof	Zug, 209 Congress Place, 1029/3, KC - Roof
Jetty Motel, 6 Second Avenue, 1012/15.01, NC – Deck repair	
Lazer, 908 Wenonah Avenue, 1086/2, C – Roof	

APPLICATIONS:

Joseph Hillegas and Mary Ellen Turner – 25 Gurney Street, Block 1062, Lot 14.02, 15, Non-Contributing
Windows, porch, doors

Gift of Thistle LLC – 325 Washington Street, Block 1037, Lot 2, Non-Contributing
Awning, sign, lettering

Yacht Harbor Estates – 1505 Yacht Avenue, Block 1160, Lot 6,6.01,7, Non-Contributing
7 Condominium residential units

Shell Cottage 908 LLC – 908 Stockton Avenue, Block 1081, Lot 7, Contributing
Roof

Brav Family Partnership – 720 Washington Street, Block 1078, Lot 2, Key Contributing
Off street parking

Reich – 1249 Washington Street, Block 1129, Lot 25, Contributing
New front porch, addition, renovation

Atlantic City Electric – Grady Jones – Right-of-way in front of 315 Ocean Street, Block 1059, Lot 1, Non-Contributing
Small wireless facility

Atlantic City Electric – Grady Jones – Right-of-way in front of 707 Beach Avenue, Block 1062, Lot 7, Non-Contributing
Small wireless facility

Atlantic City Electric – Grady Jones – Right-of-way in front of 6 Perry Street, Block 1028, Lot 1.02, Non-Contributing
Small wireless facility

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

Crown Castle Fiber LLC – Patrick Baeringer – Right-of-way in front of 104 North Street, Block 1025, Lot 1, Non-Contributing
Small wireless facility

Nicholas Mitch/Art Zulick – 240 Windsor Avenue, Block 1022, Lot 4, Contributing
Two decks

Pessagno – 518 Bank Street, Block 1040, Lot 2.02,2.03,2.04, Non-Contributing
Demolition

Meca Investments LLC – 518 Bank Street, Block 1030, Lot 2.02, 2.03, 2.04, Non-contributing
New construction

O’Connor – 1226 Lafayette Street, Block 1129, Lot 10, Non-Contributing
New front porch, second floor addition, renovations

PUBLIC COMMENT
DISCUSSION
ADJOURNMENT

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