

**City of Cape May
Historic Preservation Commission Minutes
October 20, 2025**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairperson John Boecker was provided at 6:02 pm.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Present
Mr. Testa, Vice Chair	Absent
Mr. Carroll	Present
Mr. Stevenson	Present
Ms. Pessagno	Present
Ms. Wilson Stridick	Present
Mr. Hammeran	Present
Mr. Kurtz (Alternate II)	Present

Also Present: Chris Gillin-Schwartz, Esq., HPC Solicitor, Lauren Emerick, HPC Secretary, Councilmember Lorraine Baldwin, Karen Keenan, Board Secretary.

MINUTES

Motion made by Ms. Pessagno to approve the August 18, 2025 minutes seconded by Mr. Stevenson and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

Motion made by Mr. Boecker to table the September 15, 2025 minutes

PAYMENT OF BILLS

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

RESOLUTIONS

Sucher, 124 Decatur Street, Block 1041, Lot 5 – Resolution 2025-36
SA Properties LLC, 394 Congress Street, Block 1026, Lot 6.02 & 7 – Resolution 2025-37
Cohen, 16 Reading Avenue, Block 1115, Lot 17.02 – Resolution 2025-38
413-415 Washington Street LLC, 413-415 Washington Street, Block 1043, Lot 1 – Resolution 2025-39
Umbrecht, 16 Second Avenue, Block 1012, Lot 7.01 – Resolution 2025-40
Currier, 398 Congress Street, Block 1026, Lot 4,5, & 6.01 – Resolution 2025-41

Motion made by Mr. Caroll to approve Resolutions 2025-36 through Resolutions 2025-41 seconded by Mr. Hammeran and carried 6-0.

Those in favor: Mr. Carroll, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: Ms. Pessagno.

APPLICATIONS APPROVED/DENIED IN REVIEW

10 Jackson Street LLC, 12 Jackson Street, 1033/1, C – Roofing
413-415 Washington Street LLC, 413-415 Washington Street, 1043/1, NC – Siding, Windows, Shutters
519 Franklin Street LLC, 519 Franklin Street, 1076/1, C - Outdoor Shower
1152-1154 Washington Street Condo LLC, 1110/36, 37, C - Fence
1246 Lafayette Street LLC, 1246 Lafayette Street, 1129/19, NC - Shed
Cape CJ LLC, 1301 Beach Avenue, 1146/26.02, KC - Roofing
Chew, 401 Lafayette Street, 1046/8, NC – Concrete
Cohen, 16 Reading Avenue, 1115/17.02, NR – Amendment to Res 2024-15
Davis, 5 Mt.Vernon Avenue, 1017/8, 9, C – Pavers
Durkan, 1232 Washington Street, 1128/20 C-01, C – HVAC
Finn, 402 St. James Place, 1061/68 C-402, NC – HVAC
Heminway/Desatnick, 1105 Washington Street, 1113/33, C – Window
Jakacki, 1105 New Jersey Avenue, 1116/29, 30, C – Walkway
Jules By the Sea LLC, 132 Decatur Street, 1041/1, C – Fence
Llewellyn, 1143 Washington Street, 1113/20, C – Fence
Luce Realty Partnership, Cape May, 227 Perry Street, 1038/3, C – Roofing
Marshaleck, 215 Windsor Avenue, 1026/29, C – Windows
McBride, 11 Decatur Street, 1047/8, C – Patio
McGinn, 1013 New Jersey Avenue, 1102/52, 53, C – Windows
Orem, 701 Columbia Avenue, 1066/20, C – Roofing
Reader, 1611 New Jersey Avenue, 1186/12, C – HVAC
Ruggiero, 1021 Beach Avenue, 1095/14, NC – Fence
Smith, 1021 New York Avenue, 1103/48, C – HVAC
Swain, 268 Grant Street, 1019/5, NC – Roofing
Sucher, 124 Decatur Street, 1041/5, C – HVAC
Thompson, 1015 Lafayette Street, 1061/61, C – Fence
Uffleman, 219 North Street, 1031/43, C – Fence
Wardell, 819 Benton Avenue, 1073/18, C – Roofing
Weightman, 41 Jackson Street #5, 1041/32, C – HVAC

Motion made by Ms. Wilson Stridick 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, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: Mr. Carroll from 701 Columbia Avenue, Mr. Stevenson from 219 North Street, Mr. Boecker from 1105 Washington Street.

ADDITIONS/DELETIONS:

Removed: Ryon – 824 Kearney Street, Block 1068, Lot 5, Contributing.
Solar panels. Applicant was unable to attend, moved to next month.

Mr. Boecker read the Purpose Statement of the HPC: *To serve as a catalyst for guiding and valuing Cape May's historical, cultural, and natural resources in ways that inspire and unite our community to steward these resources for the benefit of all, so that present and future generations continue to express the unique quality of life in this place we love.*

Applications

Khindri and Kerwick – 830 Washington Street, Block 1091, Lot 7, Non-Contributing
Demolition

Owners Sanjay Khindri and Kaitlin Kerwick appeared seeking demolition of a non-contributing property to build a new single-family home. The applicants went through the criteria for demolition. It was indicated that there was nothing remarkable about the structure, materials, design, history, or any relation to the Historic District that would create a substantial detriment if it was demolished. There was agreement by the commission members that this demolition meets the criteria and would not cause any substantial detriments to the Historic District.

Motion by Ms. Wilson Stridick to grant final approval to demolish, seconded by Mr. Stevenson and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Kurtz

ACTG Holdings LLC – 909 Corgie Street, Block 1093, Lot 17, Contributing
Open enclosed porch, porch roof, porch siding

Owners Theresa Rosenberger and Michaele Lamirande returned to the HPC after they submitted a revised proposal and elevations that were mentioned in their conditions for final approval. It was confirmed that there was no additional changes made. Mr. Boecker requested that they submit one more elevation drawing properly depicting the size of the shutters to be submitted to the sub-committee meeting.

Motion by Mr. Carroll to grant final approval with the condition an elevation drawing is received with the shutter size properly depicted seconded by Ms. Pessagno and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Kurtz

Haviland – 1317 New York Avenue, Block 1148, Lot 28, Contributing
Rear multi story addition

Owner Karen Haviland and architect Christina Amey presented the application for final approval with additional items and also providing the information requested previously. Ms. Amey explained the cut sheets and specifications for the addition. She said that all finishes would be wood with an asphalt shingle roof. Mr. Boecker noted that the elevations on HPC-4 were listed as existing and they should be proposed.

Motion by Mr. Boecker to grant final approval with the condition the HPC-4 elevations be resubmitted properly labeled as proposed seconded by Mr. Hammeran and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

Perry Street Associates LLC – 29 Perry Street, Block 1034, Lot 21,22,23, Contributing
Porch Enclosure

Project manager Robert Shepanski presented a proposed seasonal enclosed porch enclosure at 29 Perry Street. He stated that the intention was to take it down and not be permanent. Ms. Wilson Stridick noted that open porches are an important part of the streetscape. Mr. Shepanski was questioned whether he spoke with the zoning officer in regards to whether this is something that would need to be approved by zoning first. The board wanted to confirm that this was indeed seasonal, and it would be removed for part of the year. Mr. Boecker stated that this would need to be confirmed with the zoning officer first and they would need documentation that it can be removed. There were questions as to what dates would be considered seasonal as well. Mr. Shepanski agreed to waive the 45-day time limit to table the application. It was recommended that he come in for a Tuesday morning meeting to chat with the sub committee.

Motion by Mr. Boecker to table the application seconded by Ms. Pessagno and carried 6-0. Those in favor: Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Carroll

McGowan – 263 Grant Street, Block 1023, Lot 23, Contributing
Inground pool, demo garage, remove deck

Applicant did not come to meeting and this was not heard. It was noted that the applicant would need two applications, one for the demolition and one for the pool. It was recommended that the secretary reaches out to the applicant and suggests that they come in for a Tuesday morning meeting with the sub committee.

Swain's Hardware Inc- 305 Jackson Street, Block 1040, L 2.01, Non-Contributing
Solar panels

Owner Kyle Gagliardi and Joesph Kiss, electrician and certified solar designer, presented their plans to put solar panels on Swain's Hardware. Mr. Boecker stated that the standards state very clearly that solar panels must not be visible from any public right of way. The proposed panels are visible from everywhere. It was also stated by Mr. Boecker that there was no way they could approve or entertain the application with the way it is currently proposed. Mr. Kiss suggested a film that would make the solar panels look like regular shingles as an option. It was suggested that they come back when they have a solution for the solar panels. The applicant agreed to table the application indefinitely and resubmit the new plans. It was recommended that the applicant come in for a meeting on Tuesday morning to discuss ideas.

Motion by Mr. Boecker to table the application indefinitely seconded by Ms. Pessagno and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

Cottage at 37 LLC – 37 Jackson Street, Block 1041, Lot 31, Contributing
Solar panels

Rebecca Gordon from EMT Solar presented a plan for solar panels at 37 Jackson Street. The solar panels would be on the roof of the principal building. It was stated that the roofs were not visible anywhere from a public right of way.

Motion by Ms. Wilson Stridick to grant final approval seconded by Ms. Pessagno and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

OPEN TO PUBLIC

Public comment was opened at 7:20p.m. and closed at 7:20 p.m.

DISCUSSION

Motion by Mr. Carroll to appoint Lauren Emerick as HPC secretary seconded by Mr. Kurtz and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

Discussion was had by the commission in regards to Mr. Johnson resigning as an alternate. The board had talked about recommending Judy Decker as a commissioner but it would require Mr. Hammeran to become an alternate. The

recommendations have been sent to the mayor. Mr. Boecker provided an update on the Capstone Project. He stated that 2 weeks prior, 13 students from Columbia Graduate School came to Cape May. They had a walking tour, met with several officials, and will be making a presentation in November. Ms. Wilson Stridick gave an update on the Historic Preservation Awards. She stated that they had narrowed it down to 41 projects. A special meeting was going to be held on Monday, 10/27 at City Hall to further narrow down the projects for the awards.

Motion by Ms. Wilson Stridick to meet as a nomination sub committee on Monday the 27th in City Hall in council chambers to go through the 40 qualifying nominees and select the top five or six in the two main categories and finish defining the three main categories, seconded by Mr. Boecker and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker, Mr. Kurtz. Those opposed: none. Those abstaining: none.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 7:58 p.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