

City of Cape May
Historic Preservation Commission Minutes
November 24, 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 6:00 pm.

Pledge of Allegiance

Roll Call

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

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

Judy Decker was sworn in as a new commissioner for the Historic Preservation Commission. Solicitor Chris Gillin-Schwartz acknowledged that Judy signed her oath of office.

MINUTES

Motion made by Ms. Pessagno to approve the September 15, 2025 minutes seconded by Mr. Carroll and carried 5-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Testa, Ms. Decker.

Motion made by Mr. Carroll to approve the October 20, 2025 minutes seconded by Mr. Hammeran and carried 5-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Testa, Ms. Decker.

PAYMENT OF BILLS

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

RESOLUTIONS

Khindri and Kerwick, 830 Washington Street, Block 1091, Lot 7 – Resolution 2025-42
ACTG Holdings LLC, 909 Corgie Street, Block 1093, Lot 17 – Resolution 2025-43

Haviland, 1317 New York Avenue, Block 1148, Lot 28 – Resolution 2025-44
Cottage at 37 LLC, 37 Jackson Street, Block 1041, Lot 31 – Resolution 2025-45

Motion made by Mr. Carroll to approve Resolutions 2025-36 through Resolutions 2025-41 seconded by Mr. Hammeran and carried 5-0.

Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Stevenson, Mr. Hammeran, Mr. Boecker.

Those opposed: none. Those abstaining: Ms Decker, Mr. Testa.

APPLICATIONS APPROVED/DENIED IN REVIEW

420 Perry Street LLC, 420-422 West Perry Street, 1031/15 NC – Shed
Atlantic City Electric, Right of Way in Front of 707 Beach Avenue, 1062/7 NC – Wireless facility
Atlantic City Electric, Right of Way in Front of 6 Perry Street, 1028/1.02 NC – Wireless facility
Atlantic City Electric, Right of Way in Front of 315 Washington Street, 1059/1 NC – Wireless facility
Baver, 929 Kearney Avenue, 1083/17 C – Roofing
Barr, 507 Jefferson Street, 1089/1 NC – Wheelchair lift
The Bassett Family LLC, 701 Kearney Avenue, 1063/9 C – Awning
Cape CJ LLC, 1301 Beach Avenue, 1146/26.02 KC – Deck
Crown Castle Fiber LLC, Right of Way in Front of 201 Beach Avenue, 1019/28 NC – Wireless facility
Crown Castle Fiber LLC, Right of Way in Front of 104 North Street, 1035/1 NC – Wireless facility
Dormann, 902 Benton Avenue, 1083/2 NC – Roofing
Eastern Property Management, 727 Page Street, 1077/9 NC – Siding, deck
Gagliardi, 11 Perry Street, 1034/18 C – Deck
Geib, 1016 Stockton Avenue, 1095/4 C – Roofing
Huston, 811 Benton Avenue, 1073/21 C – HVAC
Jakacki, 1105 New Jersey Avenue, 1116/29,30 C – Fence
Kane, 515 Franklin Street, 1076/2 C – Roofing
Luce Realty Partnership, 227 Perry Street, 1038/3 C – Shed demo
Loper, 1024 New York Avenue, 1102/12 C – Roofing
Marquis De Lafayette Hotel and Condo Association, 501 Beach Avenue, 1047/1 C – HVAC
Mansteel, 37 First Avenue, 1016/28 C – Fence
Morning Star Villa Condo, 1307 Beach Avenue, 1146/25 KC – Column Repair
Mitra, 205 Perry Street, 1038/11,02 C – Roofing
Neff, 651 Hughes Street, 1058/19,21 C – Deck
Obligado, 280 Windsor Avenue, 1023/12 NC – Roofing
Orem, 701 Columbia Avenue, 1066/20 C – HVAC
Pasternak, 657 Hughes Street, 1058/17 C – Patio
Sharer, 39 First Avenue, 1016/1 NC – Roofing
Schulte, 32 First Avenue, 1014/4 C – Fence
Shapiro, 1129 New Jersey Avenue, 1131/20 C – HVAC
Tin Dogs LLC, 510 Carpenter Lane, 1049/8 C – Window, fence, siding, door
Tsiartsionis, 301 Beach Avenue, 1034/13.02 NC – Windows
Unangst, 1109 Washington Street, 1113/32 C – HVAC
Victorian Station Inc, 311-317 Beach Avenue, 1033/5 NC – Door
Wadleigh, 1023 Washington Street, 1112/15 C - Sidewalk

Motion made by Mr. Carroll to ratify the applications approved or denied in review seconded by Ms.

Wilson Stridick and carried 5-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr.

Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Carroll for 701 Columbia Avenue, Mr. Hammeran for 1023 Washington Street, Mr. Boecker for 1109 Washington Street, Ms. Decker.

ADDITIONS/DELETIONS:

Ms. Decker 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

City of Cape May- Howard Street, Harbor Lane, Virginia Avenue, Reading Avenue, N/A, Not Rated
Sewer mains/laterals, stormwater repairs, roadway repair, sidewalk repair

City manager and city engineer Paul Dietrich presented for the City of Cape May. This is an upcoming road and utility project. He stated that this is for a portion of Howard Street, portion of Harbor Lane, Virginia Avenue, and Reading Avenue. The city did a study on sewer pipes and made a priority list. He stated that this would receive state funding. The work consists of replacing infrastructure beneath the ground, repaving the road, and replacing some sidewalks. Mr. Boecker asked for clarification about any buildings being affected and Paul confirmed that no buildings would be affected.

Motion made by Mr. Testa to issue a favorable advisory report seconded by Mr. Carroll and carried 7-0.
Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Ryon – 824 Kearney Avenue, Block 1068, Lot 5, Contributing
Solar Panels

Sealtiel Carrizosa-Lopez from Trinity Solar and owner George Ryon presented a plan for installing roof mounted solar panels. Sealtiel stated that you will not be able to see any of the system and the inverter would be located next to the meter box, which is in an enclosed section on his back porch. Mr. Boecker complimented him on how it is not in any way visible.

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

Harner – 1215 Washington Street, Block 1129, Lot 38, Contributing
Solar Panels

Isaac Crum from Trinity Solar and owner William Harner presented a plan to install roof mounted solar panels. Isaac stated he believed the project would meet the criteria and would not be visible from the street. Mr. Hammeran said he was concerned some of the panels would be visible from the street. He said that on R5 there were two panels on the rear that looked like they would be visible from the street. Mr. Boecker agreed and stated he went to the property to confirm this. After discussion, he suggested placing more panels on R7 instead. The applicants were told that they could get conditional approval if they could submit revised drawings depicting the solar panels to all be on R4, 7, 10, or 11.

Motion made by Mr. Boecker to approve based on the condition all panels be on R4, 7, 10, or 11 seconded by Ms. Testa and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

City of Cape May/Cape May Tennis Center – 1020 Washington Street, Block 1110, Lot 10/11, Non-contributing
Addition

Council Liaison Ms. Baldwin, Mr. Boecker, Mr. Carroll, and Mr. Testa stepped down from the dais to recuse themselves.

Project manager David Detorre, president of the tennis club Scott Maslow, and architect Linda Viventi presented a plan to rehabilitate, expand, and bring into ADA compliance the existing pro shop, as required of a public building. Ms. Viventi stated that they were going to add a ramp and expand the structure. Mr. Detorre stated that the bathrooms must be ADA accessible, front and back, and confirmed they planned to replace the old roof with the same type of asphalt. He noted that, if the commission and the budget allowed, they would like to upgrade to a standing seam metal roof. The board agreed that either would be acceptable. They were questioned about a tree that is in the project area and were told that they would need Shade Tree Commission approval to remove.

Motion made by Ms. Wilson Stridick to approve conditional upon approval by the Shade Tree Commission seconded by Ms. Pessagno and carried 4-0. Those in favor: Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran. Those opposed: none. Those abstaining: Mr. Testa, Mr. Carroll, Mr. Boecker.

Carney's – 411, 419 Beach Avenue, Block 1041, Lot 23, Contributing Windows, roofing, siding, lighting, siding, signage, addition, doors

Attorney Charles Sandman, Restaurant operator Sean Carney, project architect Morris Clarke, and senior project manager Greg Standeven presented the plans to gain final approval. Mr. Sandman said that they did receive approval from the zoning board. He stated they are proposing to move the entranceway and make it more consistent with the town. Mr. Clarke said they would create a traditional facade and replace the doors and windows on the contributing side of the building. He said they were also looking for approval on two signs, as well as new lighting on them. They would like to add casement and sliding windows, as the picture windows were not correct. He went through each part of the packet to explain to the commissioners. Mr. Boecker, Mr. Testa, and Ms. Wilson Stridick all complimented the design. Mr. Boecker recommended that they use 7/8" inch putty profile for the windows on the contributing and non-contributing building. He also said that they would like to see an alternative choice to the contemporary door pull to be more complimentary to the time period.

Motion made by Mr. Testa to issue grant final approval based on the conditions that 1) resubmission of elevations to exclude secondary signage 2) clarification that they will be using 7/8" putty simulated divided lites 3) sill for the windows in the contributing building would be wood 4) a more historically appropriate set of door pulls seconded by Mr. Hammeran and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Fisher – 1013 Stockton Avenue, Block 1096, Lot 13, Contributing Windows, doors, driveway, HVAC

Owner Alan Fisher and architect Christina Amey presented their plans to gain final approval. Ms. Amey explained that since the previous meeting they have been to the zoning board to get variances and had to add a parking spot. She stated that they removed the lattice panels except for the panels in the one bay. Ms. Amey said they are going to do a combination of nine over one divided lites and six over one divided lites, with the shorter windows having the six over one. After discussion, Mr. Boecker suggested a hybrid approach, that if Mr. Fisher had a removal panel that went from the new post to the middle column, that would be acceptable. There was debate between having fixed and removable panels with respect to all the panels.

Motion made by Mr. Boecker to approve this as a final submission with the conditions that HPC10 is resubmitted without the three lattice panels showing and adding a fourth panel at their discretion that

would match the existing three equal distance from the column on the left on the left elevation seconded by Mr. Testa and failed 2-5. Those in favor: Mr. Testa, Mr. Boecker. Those opposed: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran. Those abstaining: none.

Motion made by Mr. Boecker to stick with the project as is with the three panels on one side and the panels on the other side eliminated seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Cape Roc Condominium Association – 1520 New Jersey Avenue, Block 1174, Lot 5, Non-contributing Railings

President of Cape Roc Condominiums, Ron Tupper, presented his plan to replace railings. He proposed replacing all of the existing metal with a vinyl product. A sample was shown to the commission. Mr. Boecker asked for clarification on the spacing of the spindles. Mr. Tupper expressed that they need to make Cape Roc consistent throughout the property.

Motion made by Mr. Carroll to approve the application with the conditions that all payment of tax forms be on file and that the spacing throughout be the same as the sample which is 3.875 between inch and a half width spindles seconded by Ms. Wilson Stridick and carried 6-0. Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Testa.

Nowakowski – 276 Windsor Irrevocable Trust – 276 Windsor Avenue, Block 1023, Lot 14, Contributing Solar panels

Christopher Sexton from EMT Solar presented on behalf of the applicant to install roof mounted solar panels. Mr. Boecker stated that they can't entertain approval of the application because virtually all sides of the roof are visible from the street. He stated that he was looking for a place that you might be able to put them and on the shed roof would be the only place.

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

Waxman – 931 Corgie Street, Block 1093, Lot 11, Contributing Shed, shower enclosure, concrete slab, screen doors, fence, window repair

Owner Gary Waxman presented his plans for final approval of a wooden shed in the rear of the property, shower enclosure, pavers to replace concrete, fence, and door. Mr. Waxman said that he had gone to the zoning board and received a resolution providing the various variances for them to finish the project. Mr. Boecker stated it looked like the six components were a fence along the side, front, and back, doors, construction of a new shower enclosure, pavers to replace where the concrete is cracked, a portion of a new deck, and construction of a new shed. It was noted that the shed was already approved but needed to go back to zoning board. After some discussion, Mr. Boecker said that the documentation that would be required for the commission to fully assess the application wasn't there in a clear way. He noted that he would need the following items: 1) a narrative that clearly describes the scope of work across all of the

six components, 2) the door cut sheets of the proposed cut sheets, which would need to be wood and a very clear indicator that indicated which doors are being replaced, 3) details with dimensions and material cut sheets of the shower enclosure, 4) scope of where the pavers will be. 5) scope of the deck replacement including cut sheets, and 6) the shed construction details. Mr. Waxman would need to come back to the full board.

Motion made by Mr. Testa to table the application pending its resubmission and waiver by the applicant of the 45-day approval period seconded by Mr. Carroll and carried 7-0. Those in favor: none Those opposed: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those abstaining: none.

OPEN TO PUBLIC

Public comment was opened at 8:08 p.m. and closed at 8:08 p.m. with no comments.

DISCUSSION

Ms. Wilson Stridick gave an update on the Historic Preservation Awards. She stated that they identified 17 nominees and they have their judges lined up. Ms. Baldwin gave an update that the award ceremony will be May 13, 2026, at 7pm and will be held at the Chalfonte. Ms. Wilson Stridick said they are now working on the criteria for the Stewardship and Leadership They will have another update at the next HPC meeting. Mr. Boecker gave an update on the Columbia Capstone project. He said that he had sat in on three calls now with the students. He said that there will be a presentation by Justine at the City Council meeting on Monday December 1st at 5:30pm.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 8:21 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