

**City of Cape May  
Historic Preservation Commission Minutes  
January 12, 2025**

**Opening:** The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by the Chair, John Boecker, at 6:01 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. Wilson Stridick	Present
Ms. Decker	Present
Mr. Hammeran (Alternate I)	Present
Mr. Kurtz (Alternate II)	Present

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

**MINUTES**

**Motion made by Ms. Pessagno to approve the December 15, 2025 minutes 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

**PAYMENT OF BILLS**

**Motion made by Mr. Testa to pay the bills 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.

**REORGANIZATION**

The Chair announced that the first item of business would be to effect organizational matters for the ensuing year. Mr. Kurtz and Mr. Carroll, who had been re-appointed as alternate and full members, respectively, were sworn in by HPC Solicitor Gillin-Schwartz. Likewise, Mr. Hammeran, who is shifting to the position of alternate, and Ms. Decker, who is beginning a term as a full member, also took the oath.

The next item was to elect certain executive officers for 2026. **Motion made by Mr. Testa to reappoint Mr. Boecker to be the Chair of the HPC for the term of 2026 seconded by Ms. Wilson Stridick and carried 6-0.** Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa. Those opposed: none. Those abstaining: Mr. Boecker.

**Motion made by Mr. Boecker to reappoint Mr. Testa to be the Vice Chair of the HPC for the term of 2026 seconded by Ms. Decker 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.

The final item of organizational business was to deal with advisors and publications. **Motion made by Mr. Boecker to reappoint Christopher Gillin-Schwartz as legal advisor and solicitor for the HPC for the term of 2026 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. This motion is also embodied in Resolution 2026-01 approved separately.

**Motion made by Mr. Boecker to designate the Cape May County Herald as the official newspaper for the HPC for the term of 2026 seconded by Mr. Boecker 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

Perry Street Associates LLC, 29 Perry Street, Block 1034, Lot 21,22,23 – Resolution 2025-54  
Hourihan, 1017 Lafayette Street, Block 1061, Lot 57.02, 62 – Resolution 2025-55  
Hajja, 1149 Lafayette Street, Block 1061, Lot 72 – Resolution 2025-56  
Waxman, 931 Corgie Street, Block 1093, Lot 11 – Resolution 2025-57  
Authorizing Appointment of Christopher Gillin-Schwartz, Esquire as Solicitor of HPC – Resolution 2026-01

**Motion made by Mr. Carroll to approve Resolutions 2025-54 through Resolutions 2026-01 seconded by Ms. Pessagno 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.

## APPLICATIONS APPROVED/DENIED IN REVIEW

The Bassett Family LLC, 701 Kearney Avenue, 1063/9 C – Garage door and windows  
The Baronet, 819 Beach Avenue, 1067/5 C – Roof  
Bevlin, 423 Beach Avenue, 1041/20 C – HVAC  
Cape Roc Condominium Association, 1520 New Jersey Avenue, 1174/5 NC – HVAC  
Carr, 957 Sewell Avenue, 1089/26 NC – Deck, driveway  
Cape Todos Santos LLC, 1001 Lafayette Street, 1061/58 NC – Windows  
Chamberlin Hospitality Group Inc, 25 Jackson Street, 1041/28 C – Extension request, cupola and flagpole  
Collins, 1208 New Jersey Avenue, 1130/6 NC – Fence  
DeMario, 26 Congress Street, 1024/3 C – Roof  
Degroff, 104 N Street, 1025/1 NC – Siding  
Jordan, 911 Corgie Street, 1093/16 NC – Driveway  
Mission Inn Cape May LLC, 1117 New Jersey Avenue, 1116/23 KC – HVAC  
Ocean Cape LLC, 24 Ocean Street, 1047/3 C – Roof  
Sandpiper Beach Condo Association, 11 Beach Avenue, 1020/1,2,3 NC – Balcony railings  
Severance, 722 Corgie Street, 1077/5 C – Roof, deck, screen door, cinderblock, sidewalk  
Ward, 914 Corgie Street, 1090/22 C – Fence  
Wilkinson, 206 Park Boulevard, 1026/2,3 NC – Fence

**Motion made by Mr. Hammeran to ratify the applications approved or denied in review seconded by Ms. Pessagno and carried 7-0, except for the abstentions noted below.** Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms. Wilson Stridick for 26 Congress Street, Mr. Testa for Cape Roc Condominium.

## MISSION PREAMBLE

Ms. Pessagno 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.*

## OLD BUSINESS

**Sokoll** - 8 First Avenue, Block 1014, Lot 13.01, Not Rated  
New construction house, pool, garage

Architect Paul Kiss presented an update to the plans at 8 First Avenue utilizing as an alternative a fence around the pool compared to what was submitted with the original application. Mr. Kiss proposed a classic space picket swooped fence with 6x6 posts and then the pool fence around the side and rear to be classic cedar board-on-board with 6x6 posts. The applicants also would like to build a rise up from the sidewalk and put a four-foot-high wall on top of that and landscaping to block the view of the pool from the street. Mr. Kiss stated that the owners were willing to have imposed deed restrictions to the effect that they would maintain the landscaping and wall as approved. It was confirmed that there will be landscaping in addition to the wall in order to reach the total height, but that the height of the raised ground and wall alone would preclude seeing the pool. Ms. Decker expressed concern about this proposed combined buffer as a new large element. Solicitor Gillin-Schwartz noted that Mr. Kiss would need to consult with the zoning officer with regard to restrictions or zoning concerns with the wall.

**Motion made by Mr. Boecker to grant final approval with the conditions that (i) the cap design of the wall be approved by the review committee with a cut sheet and materials documentation to be submitted, (ii) mature trees no less than six feet in height be planted and maintained in perpetuity as a deed restriction as a landscaping buffer, and (iii) the application receive any necessary approval by zoning and/or other municipal officers as concerned the proposed wall seconded by Ms. Testa and carried 6-1.** Those in favor: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: Ms. Decker. Those abstaining: none.

## APPLICATIONS

**Swain's Hardware Inc** – 305 Jackson Street, Block 1040, Lot 2.01, Non-Contributing  
Solar Panels

Owner of Swain's Hardware, Kyle Gagliardi, and Daniel Imbesi of Superpowered Solutions presented a revised application for solar panels. The revised proposal reduces the number of panels proposed to be installed on the building and moves them all to the flat roof portion of the building where they would be surrounded by a low parapet. The applicant represented that the panels and hardware could not be visible by anyone on the ground. Mr. Boecker noted that he had visited the site and confirmed, in his judgment, that the installation would not be visible from any public right of way due to the parapet. Mr. Hammeran questioned where the inverter panel and related hardware would be located. Mr. Gagliardi stated that the main panel would be on the back portion of the store and would be hidden.

**Motion made by Mr. Hammeran to grant final approval based on the latest design submission including screening of the inverter equipment seconded by Ms. Decker 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

**SA Properties LLC** – 394 Congress Street, Block 1026, Lot 6.02 and 7, Non-Contributing  
New Construction Single Family House

Owner William Alexander and architect Paul Kiss presented plans for a new construction, three story house above an elevated foundation and parking underneath the house. Approval was previously granted to demolish the existing home at the site. The design in the submitted application proposed three levels of exterior decks that would be located in the rear elevation and two levels of exterior decks that would extend to the front, side, and rear elevations. Mr. Kiss noted that the height of the structure had been reduced from 47.5' as first proposed to 45.81'. He stated that the height of the structure was designed to be in accordance with the anticipated adoption of the new NJPACT Real Flood Rules. Discussion ensued about the general effect of the new rules and their effect of many historic structures in town needing to be raised simply to be preserved for the long term. Notwithstanding, concern was expressed about the relative height of the new structure as a three-story structure as concerned the current streetscape. Other issues reviewed included shuttering and lattice trim. Public comment was opened after the application was presented. Jack and Kelly Currier of 398 Congress Street made a presentation and objected to the design principally on height and deck size issues and also questioned the accuracy of the applicant's presentation. Sam Barker of 251 Windsor Avenue and Joy Gryning of 249 Windsor Avenue also expressed concern about the extensive decking. Anita and Albert Novino of 351 Congress Street both spoke in favor of the application as not inconsistent with the neighborhood. After public comments, the Chair suggested that the owner and architect consider the comments made and called for a short recess for that purpose. The meeting went into recess at 8:05pm and resumed at 8:17pm. Mr. Kiss stated that, after consideration, the applicant did not intend to make any changes in response to the public comment. Mr. Carroll specifically suggested an alternate roofline to help reduce the height and stated the deck areas might be reduced by eliminating the side porch. The applicant declined to agree to those suggested changes and chose to adhere to the design as presented.

**Motion made by Mr. Testa to grant final approval with the condition of clarification of the shutters to be installed as depicted on sheet A3 as opposed to sheet A3A in the proposal and that lattice be installed below the porch as opposed to vertical boards seconded by Mr. Hammeran failed 3-4.** Those in favor: Mr. Hammeran, Mr. Testa, Mr. Boecker. Those opposed: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker. Those abstaining: none.

**Ms. Pessagno then departed from the meeting.**

**Kooker** – 1200 New York Avenue, Block 1131, Lot 1, Contributing  
Second Floor Addition

Deborah Slaunwhite of Asher Slaunwhite and Partners presented the application on behalf of owners Dennis and Diane Kooker. The applicants proposed to make two balanced second-floor additions that would be located over existing one-story porch sections of the existing home on the east and west sides. The additions would be modest, each about 150 square feet, in order to add additional bathrooms. Some concern was raised that the new additions would partially cover up the symmetrical chimneys, but these would remain though reduced in visual impact. The home would also need to be raised to meet new elevation requirements. With the new landscaping proposed, Ms. Slaunwhite noted that the owner would be seeking separate approval from the Shade Tree Commission to remove three trees on the property. Inefficient replacement windows would be replaced with new, custom all wood windows as specified in the materials sheet. Finally, there was concern expressed by some commission members about the proposed iron handrails and it was recommended by several members that they be replaced with wood instead, although an acceptable size and exact design was not clear.

**Motion made by Mr. Boecker to grant final approval with the conditions that (i) approval is granted by Shade Tree Commission, (ii) the use of one-inch standing seam on the addition metal roofing, and (iii) a revised front wood handrail for approval by the review committee seconded by Mr. Kurtz carried 7-0** Those in favor: Mr. Carroll, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

**Degroff** – 201 Congress Street, Block 1030, Lot 18, Non-Contributing  
Solar Panels

Owner Clark Degroff presented his plan for installing solar panels on his home at 201 Congress Street. Mr. Boecker stated that he visited the site and in his opinion all the proposed locations for the solar panels would be visible from multiple locations. An alternative option was suggested to accommodate about half of the panels on a porch that has a flat deck on top of it and necessitating a roof over the second-floor deck. It was suggested that tabling the application for it to be reformulated might be in order.

**Motion made by Mr. Testa to table the application indefinitely and waive the 45-day decision period seconded by Mr. Hammeran carried 6-0** Those in favor: Mr. Carroll, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Ms. Wilson Stridick

**Lokal Stockton LLC** – 5 Stockton Place, Block 1064, Lot 17, Contributing Stairs, Railings, Pavers, Fence

Owner of the applicant, Chad Ludeman, and architectural historian Kyle Toth presented an updated application addressing the outstanding issues from the previous HPC meeting. Mr. Boecker confirmed that the only new piece of information that was submitted besides responding to all eight issues detailed in Mr. Toth’s letter dated December 31, 2025 was a drawing on sheet A02 of the revised fence on one side of the property. In that, the applicant is now proposing to install vertical boards on the fence facing the Howard Street side (by ripping existing horizontal boards and arranging them vertically like pickets), but on the Stockton Street side horizontal railing type boards would remain with the express representation that the neighbor on that side was said to prefer the existing arrangement. Solicitor Gillin-Schwartz confirmed with the applicant that it has undertaken to withdraw and dismiss pending litigation, including any appeal, upon approval from the HPC of the revised application. Mr. Testa noted that he was supporting the application in the best interests of effecting a settlement and not necessarily because he agreed with all its elements or the manner in which the applicant had behaved previously regarding the project.

**Motion made by Mr. Boecker to grant final approval with the timeline for completion of the required elements as soon as practical, but no later than the Friday of Memorial Day Weekend 2026 seconded by Mr. Carroll carried 7-0** Those in favor: Mr. Carroll, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

## **OPEN TO PUBLIC**

Public comment was opened at 9:16 p.m. and closed at 9:16 p.m. with no comments.

## **DISCUSSION**

Mr. Boecker stated that he would be unable to attend the February meeting and Mr. Testa would be chairing that meeting. Mr. Boecker mentioned that City Council drafted a proposed signage ordinance and further discussion and HPC participation would be needed on that. An HPC alignment workshop to formulate 2026 priorities would be scheduled for February 26, 2026, from 10am until 2pm in the auditorium at City Hall. Ms. Wilson Stridick gave an update on the Historic Preservation Awards. She said that letters went out to all the nominees asking for permission to go on property on February 7, with a snow date of February 14. Ms. Wilson Stridick also gave an update on the Stewardship and Leadership awards. A list of the award categories are ready to hand out. The awards are going to be judged by the HPC’s awards committee and are open to public nomination. Forms are expected to be available on the City website with nominations due by March 31, and nomination review by April 14. The date of the award ceremony is expected to be May 13 from 7pm until 9pm at the Chalfonte Hotel.

## **ADJOURNMENT**

**Motion to adjourn the meeting was made by Mr. Boecker at 9:37 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