

Historic Preservation Commission

SPECIAL MEETING Minutes

City Hall Auditorium

June 9, 2025 - 4:00 p.m.

OPENING: The special meeting of the City of Cape May Historic Preservation Commission (HPC) regarding the proposed **Local Historic District Map Amendment** was called to order by Chairperson John Boecker.

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

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

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

WELCOME AND OPENING REMARKS

The Purpose of this Special Meeting was read:

To transparently share and discuss the benefits and effects of a more uniform Cape May Historic District map,

In a way that respectfully engages the community in clarifying the reasons behind these changes and their practical impacts,

So that all participants may understand and embrace the value of adopting revised boundaries to protect Cape May's streetscape, provide fair treatment of similarly situated properties, and align with state-encouraged best practices.

PRESENTATIONS

A presentation of proposed Local Historic District Map Amendment and effects included the following:

- What is being proposed and why: An extension of the local historic district to provide for a more uniform district.
- All newly included properties are "Non-Contributing" properties
- Clarification of practical impacts with examples of common issues
- The difference between "Major" and "Minor" applications and the most common "Minor" items approved at informal sessions with HPC Review Subcommittee

A presentation of the role of the HPC Review Subcommittee included the following:

- Informal sessions every Tuesday morning by appointment

- Collaborative and interactive process
- HPC Review Committee is resource to discuss proposed designs and planning for conformance with HPC Standards

A presentation of the procedure for adoption of the Amendment to the Local District included the following:

- The HPC will consider a vote to recommend the amendment to the Historic District.
- Upon approval by the HPC, the amendment will be sent to the Planning Board. The Planning Board will then conduct a public hearing and vote on the amendment.
- Upon approval by the Planning Board, the amendment will be sent to the City Council for adoption by Ordinance.

BREAK

Attendees took a ten-minute break during which written questions were submitted by the public using the handout questionnaire distributed at the beginning of the meeting.

OPEN TO PUBLIC

Responses to Public comments and questions were opened at 4:50 p.m.

Written questions were submitted from 15 different attendees, which were addressed by the Commissioners and included the following topics:

- Lack of clarity regarding Spicer's Creek, Cape May Marina, and Roseman's Marina inclusion or not within the Historic District
- Existing flat roof on non-contributing houses are unaffected
- Appropriate streetscape elements (fencing, paving, landscaping, etc.)
- No tax implications of inclusion
- Grandfathering not currently being considered
- Property surveys conducted by independent architectural historian determine status of Contributing vs. Non-Contributing
- Improvements and materials selections affected or not by inclusion
- Fees for minor applications and full Commission reviews
- Issues addressed at informal meetings with Review Committee at Tuesday morning sessions

Public comment was **closed** at 6:05 p.m.

DISCUSSION

It was agreed that the HPC would not vote at this meeting regarding any recommendation on the Local Historic District map amendment, pending consideration of Public comments, further clarity regarding the proposed boundaries, further deliberation, and likely an additional Special Public HPC meeting about this amendment.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Testa at 6:10 p.m. with all in favor.

A verbatim recording of said meeting is available on the City of Cape May website.

Respectfully Submitted,

Judith E. Decker
HPC Secretary