

**City of Cape May
Historic Preservation Commission Minutes
March 16, 2026**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairman John Boecker at 6:04 pm.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Present
Mr. Testa, Vice Chair	Present
Mr. Carroll	Absent
Mr. Stevenson	Present
Ms. Pessagno	Absent
Ms. Wilson Stridick	Absent
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

MINUTES

Motion made by Mr. Testa to table the February 9, 2026 minutes seconded by Mr. Hammeran and carried 3-0. Those in favor: Ms. Decker, Mr. Hammeran, Mr. Testa. Those opposed: none. Those abstaining: Mr. Stevenson, Mr. Kurtz, Mr. Boecker

PAYMENT OF BILLS

Motion made by Mr. Hammeran to pay the bills seconded by Mr. Stevenson and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

RESOLUTIONS

The City of Cape May, First Avenue – Resolution 2026-07
Kraemer, 1232 Lafayette Street, Block 1129, Lot 13.01 – Resolution 2026-08

Motion made by Ms. Decker to approve Resolutions 2026-07 through Resolutions 2025-08 seconded by Mr. Testa and carried 4-0.

Those in favor: Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Stevenson, Mr. Kurtz

APPLICATIONS APPROVED/DENIED IN REVIEW

Berg, 1231 Lafayette Street, 1061/91.01, C – Steps, pavers
Brown, 1429 Beach Avenue, 1161/1.09, NC – Railings
Cauley, 1517 Beach Avenue, 1174/19,20,21, C – Pavers
Currier, 398 Congress Street, 1026, 4,5,6.01, NC – Amendment to Res 2025-41, shed
Cottage at 37 LLC, 37 Jackson Street, 1041/31, C – HVAC
Dellangelo/Bales, 511 Bank Street, 1054/18, NC – Siding
Dineen, 115 Reading Avenue, 1131/37, KC – Roof
Doodlebear & Associates, 705 Columbia Avenue, 1066/19, C – Windows, roof, siding, door
Diorio, 1531 New Jersey Avenue, 1175/2, NC – HVAC
Dougherty, 512 Washington Street, 1050/2, NC – Doors, windows
First Resort Properties, 410 Bank Street, 1046/5, C – Shingles
239 Windsor LLC, 239 Windsor Avenue, 1026/38, C – Siding
Foltz, 1139 Washington Street, 1113/24, NC – Fence
Granieri, 135 S Broadway, 1012/1,2, C – Fence
Kiwani Club of Cape May, 1041 Beach Avenue, 1101/6, C – HVAC
Kp2 Properties LLC, 35 Jackson Street, 1041/30, C – Roof
Krumenacker, 102 Rosemans Lane, 1061/101.01, NC – Porch
Mitra, 205 Perry Street, 1038/11.02, C – HVAC
McHugh Group Relp, 1101 New York Avenue, 1117/38, C – HVAC
Raimo, 266 Grant Street, 1019/7, NC – Fence
Sackstein, 29 Ocean Street, 1056/1, C – Sidewalk
Stridick, 24 Congress Street, 1024/5, KC – Roof, foundation repair
Topczij, 1003 Lafayette Street, 1061/59, NC – Windows
Tryon, 922 Corgie Street, 1090/26, NC – Shingles
Victoria's Walk Condo Assoc., 1621 Beach Avenue, 1185/14, NC – Deck
Welchmen LLC, 1122 Washington Street, 1110/17, C – HVAC
Woolworth, 22 Congress Street, 1024/6, C - Roof

Motion made by Mr. Stevenson to ratify the applications approved or denied in review seconded by Mr. Hammeran and carried 5-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: Mr. Testa for 1517 Beach Avenue, Mr. Kurtz

APPLICATIONS

Newman – 641 Hughes Street, Block 1058, Lot 22, Contributing Porch

Contractor Jim Matthews proposed enclosing and screening in the existing porch on the side of the house at 641 Hughes Street. Mr. Boecker stated that this application was incomplete due to not having a site plan, floor plan, elevations, and cut sheets of all materials. Mr. Testa stated it was unclear where the porch was located on the house. Mr. Boecker referenced the property report that stated the level would be higher if the siding was replaced to replicate the original and recommended clap board siding for the porch. Ms. Decker said she would like to see more pictures to provide assistance in evaluating streetscape effect. It was recommended that Mr. Matthews check with the zoning official to make sure he didn't need zoning approval, which requirement could affect the application finality.

Motion made by Mr. Testa to table the application subject to waiver of the 45-day time period for approval seconded by Ms. Decker and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

230 Grant Street Cape May, NJ LLC – 230 Grant Street, Block 1019, Lot 14.01, Non-Contributing Siding

Builder Jim Dugan and owner Katherine Healey presented their plan to modify the condition in Resolution 2025-14 which was to use a composite siding with a smooth surface so as not to attempt to replicate wood grain. Ms. Healey stated that, between her and her builder, they were unable to find a manufacturer who could provide the correct smooth surface siding. She now proposed using the Everlast Advanced Composite siding instead, which material does have a wood grain appearance, but that appearance was claimed to be minor in effect. A sample was passed around to the commission members for examination to evaluate the surface texture. Mr. Testa inquired concerning the distance to the street of the proposed installation for purposes of considering if any wood grain could be perceived at that distance.. The applicant maintained that the installation was not close to the street and would be minimally visible.

Motion made by Mr. Testa to approve the application as submitted using the Everlast Advanced composite siding, effectively amending the siding condition in Resolution 2025-14, seconded by Mr. Kurtz and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Mazzitelli – 307 Congress Street, Block 1031, Lot 55/56, Non-Contributing Addition, porch

Owners Susan Mazzitelli and Matthew Mazzitelli presented their plan with their architect, Paul Farnan, to add an additional floor, cover their porch, and add a balcony to the new third floor. The applicants received conceptual approval and are returning for final approval. Mr. Farnan stated that they changed the balusters to be white, confirmed that the parking conforms with the local requirements and commission standards, changed the windows to all be two over two divided lites, added additional shutters, amended foundation to include diagonal lattice and provided exterior lighting plans. Mr. Boecker expressed concern that the application did not include the existing elevations and proposed elevations. However, other commissioners expressed that the submission was clear enough regarding the design and complimented it.

Motion made by Mr. Testa to grant final approval of the application with the conditions that (i) the black balusters be removed on the papers and (ii) the applicant must provide a lighting plan to the review committee for approval seconded by Ms. Decker and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Pessagno – 518 Bank Street, Block 1040, Lot 2.02/2.03/2.04, Not Rated New single-family homes

Contract purchaser Marcello Mogavero presented his plan for constructing new single-family homes. Mr. Boecker stated that the applicant would first need a demolition permit application covering an existing structure to be demolished and plans for exactly each residence he would be looking to build. The current application merely included a plan for a home built previously across the street, said to be “similar” to what was to be built. Notwithstanding, it was explained to the applicant that he would need to provide specific detailed plans on exactly what he proposes to construct on each lot. Furthermore, steps the applicant would need to take to gain “conceptual approval” were with the applicant.

Motion made by Mr. Testa table the application and waive the 45-day time period for approval seconded by Mr. Kurtz and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

TS 1015 Beach LLC – 1015 Beach Avenue, Block 1095, Lot 3, Contributing
Demolition of non-contributing sunroom

Bruce Worrall, son in law of the owners, and architect Deborah Slaunwhite presented a plan to demolish a free standing, non-contributing sunroom structure at the mid rear of the property to make room for an addition to the home and a pool. The applicants reviewed and testified as to the satisfaction of the demolition criteria as required by ordinance. In addition, it was noted that survey of the property found nothing of significance about the sunroom structure.

Motion made by Ms. Decker to approve the demolition of the sunroom structure seconded by Mr. Testa and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

TS 1015 Beach LLC – 1015 Beach Avenue, Block 1095, Lot 3. Contributing
Renovation and addition

Bruce Worrall, son-in-law of the owners, and architect Deborah Slaunwhite presented the applicant's plan for renovation and addition to the existing two-story single-family residence. The plan includes relocating an existing historic detached garage, opening a half enclosed front porch to its original form, replacing all windows, replacing siding, replacing roof, new trim paint, new walkways, parking, landscaping, and a pool. Ms. Slaunwhite stated that they are just seeking conceptual approval at this stage, as a use variance from the Zoning Board is needed but not yet obtained. The HPC complimented various features of the application and in particular the proposed screening for the pool which had been enhanced by the garage being moved.

Motion made by Mr. Stevenson to grant conceptual approval seconded by Mr. Hammeran and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

Severance – 722 Corgie Street, Block 1077, Lot 5, Contributing
Fence, lighting, landscaping

The applicant's attorney, Andrew Catanese, proposed the applicant's plan for final approval consisting of a fence extension, lighting, and landscaping. Mr. Catanese stated that the applicants are looking to improve the appearance of the front yard from its current state which the improvements aimed to do. Mr. Stevenson suggested that the homeowners seek to use native plants that were from the era of the house. The HPC complimented the overall features of the plan but was interested in more details for the proposed lighting aspects of the plan for the yard.

Motion made by Mr. Testa to grant final approval with the condition the applicant submit lighting details and plant selections to the review committee seconded by Mr. Kurtz and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: none.

DISCUSSION

Ms. Decker gave an update on the HPC Awards. She stated that the deadline for the Stewardship and Leadership Awards was March 31st and encouraged the public to submit applications. The Awards Ceremony is planned for May 13th, 2026. Mr. Boecker noted that there will be an Open House for City boards and commissions scheduled to be held on May 20th at Convention Hall, wherein the HPC would be present and participate through himself and two other commissioners. Members of the public will be able to meet and interact with members of the HPC on an informal basis.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 8:49 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