

**City of Cape May
Historic Preservation Commission Minutes
February 9, 2026**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Vice Chair James Testa at 6:04 pm.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Absent
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)	Absent

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

MINUTES

Motion made by Ms. Pessagno to approve the January 12, 2026 minutes seconded by Mr. Carroll 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: None.

PAYMENT OF BILLS

Motion made by Mr. Testa to pay the bills seconded by Mr. Hammeran 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: none.

RESOLUTIONS

Sokoll, 8 First Avenue, Block 1014, Lot 13.01 – Resolution 2026-02
Swains Hardware Inc, 305 Jackson Street, Block 1040, Lot 2.01 – Resolution 2026-03
SA Properties LLC, 394 Congress Street, Block 1026, Lot 6.02, 7 – Resolution 2026-04
Kooker, 1200 New York Avenue, Block 1131, Lot 1 – Resolution 2026-05
Lokal Stockton LLC, Block 1064, Lot 17 – Resolution 2026-06

Motion made by Ms. Decker to approve Resolutions 2026-02 through Resolutions 2025-06 seconded by Mr. Carroll 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: none.

APPLICATIONS APPROVED/DENIED IN REVIEW

209 Perry Street Inc, 209 Perry Street, 1038/10, C – HVAC
Black, 912 Corgie Street, 1090/21, C – HVAC
Byron, 804 St Johns Avenue, 1060/20, NC – Roof
Columns by the Sea Condominium, 1513 Beach Avenue, 1174/24,25, C – Roof, siding, rails
Congress Hall LLC, 200 Congress Place, 1028/1.01, KC – Pavers
Cape Todos Santos LLC/Todd DeSatnick, 1001 Lafayette Street, 1061/58, NC – Windows, siding, door
Currier, 398 Congress Street, 1026/4,5,6.01, NC – Amendment to Res 2025-41
Crane, 1026 New York Avenue, 1102/13,14, C – Siding
Eileen S Trustee Etal Aho, 1005 Maryland Avenue, 1104/56, C – Roof
Joyce, 710 Corgie Street, 1077/2, C – HVAC
Lang, 25 First Avenue, 1016/25, C – Siding
Marquis De Lafayette Hotel and Condo Assoc, 501 Beach Avenue, 1047/1 C103-C508, NC – Windows
The Meadows at Cape Land, 200-1000 St James Place, 1061/68, NC – Siding
Mackin, 111 Ocean Street, 1057/26, C – Fence
Moreno, 909 Queen Street, 1094/24, C - Deck
Wilkinson, 206 Park Boulevard, 1026/2,3 NC – Fence

Motion made by Ms. Wilson Stridick to ratify the applications approved or denied in review seconded by Mr. Carroll 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: none.

APPLICATIONS

Cape May City/ West Cape May – First Avenue Municipal Right-of-Way, Not Rated
Pedestrian/Bicycle Bridge

City Manager Paul Dietrich and the representative of the engineer for the Borough of West Cape May (Remington and Vernick), Anthony Chadwell, presented the plan for a pedestrian and bicycle bridge to span the creek between West Grant Street in West Cape May and First Avenue in Cape May. Mr. Dietrich referred to the drawings being presented and stated that it will be a ten-foot-wide single span bridge that will be an arch style with boardwalk grade boards. There will be no amenities along the bridge and there will be two-way traffic. Mr. Chadwell added that there will be bollards at either side to prevent use by others than pedestrians and bicycles. Concerns were brought up by a few commissioners and the Council liaison regarding lighting and signage. It was stated that there is no specific lighting plan at this point, but that these details needed to be developed.

Motion made by Ms. Decker for an issuance of a favorable advisory report on this project 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: none.

Kraemer - 1232 Lafayette Street, Block 1129, Lot 13.01, Non-Contributing
Solar panels

Kelly Wilson of EMT Renewables presented a plan for solar panels on behalf of the owners at 1232 Lafayette Street. Mr. Hammeran pointed out that, even though the solar panels on the roof could not be seen from the frontage street, Lafayette, nevertheless, they would be visible from the open lot Washington Street backing up to the property. This would be a problem with the Historic Design Standards as there is no area that would not be visible from some street.

Accordingly, the commission found that the proposed panels do not comply with the standards in being minimally visible and the application is incompatible with the Historic District.

Motion made by Mr. Carroll to approve the application seconded by Ms. Wilson Stridick and failed 0-6.

Those in favor: none. Those opposed: Mr. Carroll, Ms. Pessagno, Ms. Wilson Stridick, Ms. Decker, Mr. Hammeran, Mr. Testa. Those abstaining: none.

Bray Family Partnership - 720 Washington Street, Block 1078, Lot 2, Key Contributing
Off street parking

Barbara and Hamilton Wilde on behalf of Bray Family Partnership presented for conceptual approval their plan for off-street, on-site parking, along with Brian Newswanger of Atlantes Architects and Paul Kates of Kates Schneider Engineering. The applicant is proposing 47 additional parking spaces on the front lawn of the property to be set on that area with pavers. Currently, there are 24 parking spaces primarily on the side of the property, and the new spaces were said to be needed to accommodate a changed use of the property as a restaurant open to the public. The new spaces would be effectively in front of the structure, which is classified as key contributing. Mr. Testa stated initially that, since visibility would be a key issue in any expansion of parking, a landscape plan would be needed in a final application. A general discussion of the application then ensued. Mr. Carroll stated that he strongly opposed the application as it violated numerous aspects of the newly adopted Historic Design Standards, including that it presented to the streetscape a wall of vehicles obscuring the façade of this key structure. Additional comments expressed similar views and reference was made to the standards and HPC policies against parking in front yards. Mr. Testa stated that there might be room for discussion with respect to parking on the side(s) of the property, but not in front. It was suggested to the applicant that it reconsider the plan and avail itself of further discussion with the review committee to explore alternatives. Comment on the application was opened to the public before a vote, and a member, Ms. Kathy Healey, spoke in support of the applicant.

Motion made by Mr. Hammeran to table the application indefinitely and waive the time for decision (agreed to by the applicant) was 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: none.

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

Architect Deborah Slaunwhite and authorized speaker for TS 1015 Beach LLC, Bruce Worrall, presented a plan for renovating and adding onto the property at 1015 Beach Avenue. The applicant proposes to remove windows that were added onto an enclosed porch, demolish a non-contributing sunroom, add a pool, and reorganize parking. The application is for conceptual approval, as the applicant will still need to go before the Zoning Board of Adjustment for a variance. The applicant also would need a permit for the demolition of the sunroom. Mr. Hammeran questioned when the porch was enclosed, as it could have been during the period of significance and might have acquired value of its own. There were additional questions about the size of the pool and the location relative to parking which was approached from the rear of the property. Mr. Testa suggested looking at what can be done with the garage and reconfiguring or reducing the size of the pool and parking issues which could not be solved to arrive at a conceptual approval at this meeting. Accordingly, it was suggested that tabling the application to further discuss and consider alternatives would be a good idea for the applicants.

Motion made by Mr. Carroll to table the application indefinitely and waive the time for decision (agreed to by the applicant) seconded by Ms. Pessagno 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: none.

PUBLIC COMMENT

Wilma Balent of 111-113 First Avenue spoke with regard to the pedestrian and bicycle bridge. She brought up concerns about lighting and electric bikes. The Commission stated would consider those comments in connection with the advisory report to be given to the City on this application and invited Ms. Balent to address her concerns directly with the City Manager for the City's part of the project.

Katherine Healey of 230 Grant Street spoke regarding an amendment to a previously approved resolution. She was informed that she could not present the amendment at the meeting without going through normal application process. Her contractor, Mattea Maderos, questioned whether the amendment could go through the review committee or would need full commission hearing. He was informed that amendment of a resolution could only be by action of the full commission.

DISCUSSION

Ms. Wilson Stridick updated the commission on the Historic Preservation Awards for 2026. She stated that site visits of the entrants had been completed by the panel of jurors, and the Awards Committee would be meeting on February 10th to discuss and seek to render decisions. Out of the 16 properties included, there would be four winning and six commendation awards. The panel consisted of Dorothy Guzzo, Joan Berke, and Steven Smolyn. She pointed out that applications for the "Stewardship and Leadership Awards" category are on the city website and were due by March 31st to be submitted to HPC secretary Lauren Emerick. Ms. Decker encouraged the public to download the application online and submit.

Mr. Hammeran stated the city asked a couple of members to participate in looking at signage in town with the object of standardization and making it historically significant and consistent with the character of Cape May.

Mr. Testa reminded the commissioners about the Alignment workshop that will be held on March 26th.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Testa at 8:27 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