

City of Cape May
Historic Preservation Commission Minutes
April 20, 2026

Opening: The regular meeting of the City of Cape May Historic Preservation Commission (HPC) was called to order by Chairman John Boecker at 6:01 pm.

Pledge of Allegiance

Roll Call

Mr. Boecker, Chair	Present
Mr. Testa, Vice Chair	Present
Mr. Carroll	Present
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, Councilmember Lorraine Baldwin.

MINUTES

Motion made by Mr. Testa to approve the February 9, 2026 minutes seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Motion made by Mr. Hammeran to approve the March 16, 2026 minutes seconded by Ms. Decker and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Motion made by Mr. Carroll to approve April 2, 2026 Special Meeting minutes seconded by Ms. Decker and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

PAYMENT OF BILLS

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

RESOLUTIONS

230 Grant Street Cape May NJ LLC, 230 Grant Street, Block 1019, Lot 14 – Resolution 2026-09
Mazzitelli, 397 Congress Street, Block 1031, Lot 55,56 – Resolution 2026-10
TS 1015 Beach LLC, 1015 Beach Avenue, Block 1095, Lot 3 – Resolution 2026-11
Kevin Severance, 722 Corgie Street LLC, Block 1077, Lot 5 – Resolution 2026-12
East Lynne Theater Company, 715 Franklin Street, Block 1080, Lot 30 – Resolution 2026-13
TS 1015 Beach LLC, 1015 Beach Avenue, Block 1095, Lot 3 – Conceptual Approval

Motion made by Ms. Testa to approve Resolutions 2026-09 through Resolutions 2025-13 seconded by Mr. Hammeran and carried 7-0. [NB: *this depends on how we count abstentions—generally they are counted with the majority, but sometimes recorded as 5-0-2—check with solicitor*]]

Those in favor: Mr. Carroll, Ms. Decker, Mr. Hammeran, Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker.

Those opposed: none. Those abstaining: Mr. Carroll for 715 Franklin Street, Mr. Testa for 715 Franklin Street

APPLICATIONS APPROVED/DENIED IN REVIEW

Ator, 235 Windsor Avenue, 1026/36, C – HVAC
Anderson, 1221 Lafayette Street, 1061/89.01, C – Shed
Bogle Investment POPS LLC, 504-506 Washington Street, 1050/5, NC – Door
Brawner, 937 Beach Drive, 1081/15, KC – Railing posts
Booth, 517 Broad Street, 1054/13, C – Roof, porch repair
Chatzkel, 629 Hughes Street, 1058/26, C – HVAC
Carlson-Glazer, 820 Sewell Avenue, 1073/8, C – Roof
Conroy, 836 Lafayette Street, 1092/11, C – Roof
Currier, 398 Congress Street, 1026/4,5,6.01, NC – Amendment to RES 2025-41
Dimaggio, 1143 Washington Street, 1113/23, KC – HVAC
Grob, 806 Sewell Avenue, 1073/14, C – Fence
Gillin-Schwartz, 2 Liberty Street, 1090/24,25, NR – Fence
Hourihan, 1017 Lafayette Street, 1061/57.02, 62, C – Windows
Haaz, 1201 New Jersey Avenue, 1131/35, NC – Roof
Henelerer, 1511 Yacht Avenue, 1160/10,10.01,11, C – Roof
Jetty Motel, 6 Second Avenue, 1012/15.01, NC – Deck repair
Lazer, 908 Wenonah Avenue, 1086/2, C – Roof
McAfferty, 680 Washington Street, 1058/11.02 C-3, NC – Windows
Mchugh Group RE LP, 1101 New York Avenue, 1117/38,39, C – Windows, doors
Oceanfront Properties LLC, 1045 Beach Avenue, 1101/7,8,9, NC – Concrete
Prince Copper LLC, 310 Howard Street, 1065/4, C – HVAC
Queen Street Associates LP, 16 Queen Street, 1081/14, C – Porch repair
Schulte, 32 First Avenue, 1014/4, C – Fence
Sawyer's Dowry, 655 Hughes Street, 1058/18.01, C – Shed
Smalley, 915 Columbia Avenue, 1090/43, NC – Roof
Tsiartsioni, 301 Beach Avenue, 1034/13.02, NC – Fence
Tsiartsioni, 301 Beach Avenue, 1034/13.02, NC – Windows, siding
Vanderende, 1009 Maryland Avenue, 1104/53, C – Roof
Vanderende, 1009 Maryland Avenue, 1104/53, C – HVAC
Washington Commons Inc, 429 Washington Street, 1044/3, C – Roof, siding, deck repair
The Welchmen LLC, 1122 Washington Street, 1110/17, C – Windows
Zug, 209 Congress Place, 1029/3, KC - Roof

Motion made by Mr. Hammeran to ratify the applications approved or denied in review seconded by Mr. Testa and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

APPLICATIONS

Applications for Shell Cottage 908 LLC at 908 Stockton Avenue and O'Connor at 1226 Lafayette Street were adjourned until the June meeting.

Joseph Hillegas and Mary Ellen Turner – 25 Gurney Street, Block 1062, Lot 14.02, 15, Non-Contributing
Windows, porch, doors

Architect Louis DeLosso presented the application on behalf of the homeowners at 25 Gurney Street. He presented plans to improve the existing structure, including to reopen an existing enclosed porch. It was also proposed to replace windows and decking. The commissioners expressed a preference that the exterior windows should be exterior wood primed windows with simulated divided lights and the deck should consist of wood, with which the applicant was agreeable. They noted that, although the property is technically not rated as contributing, due to its close location around other contributing properties, it would be fitting, in so far as windows and decking were to be replaced, that it complied with some of the standards applicable to contributing properties.

Motion made by Mr. Boecker to approve the application with the conditions that all exterior windows are to be wood primed with simulated divided light and the decking be wood with the revisions submitted to the Review Committee seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Gift of Thistle LLC – 325 Washington Street, Block 1037, Lot 2, Non-Contributing
Awning, sign, lettering

Owners Daniel Uffleman and Amanda Adams presented a plan to make exterior changes to the property at 325 Washington Street. The plans include using a lighter paint scheme, adding striped awnings, and adding new signage. The commissioners complimented the new color scheme and awnings.

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

Yacht Harbor Estates – 1505 Yacht Avenue, Block 1160, Lot 6,6.01,7, Non-Contributing
7 Condominium residential units

The architect on the project, Joseph Scarpa from the Hyland Group, presented revisions to a previously approved project covered by a resolution that had expired. The applicants received prior approval for seven condominium units that were separated into two buildings. The current application is for conceptual approval pending further approvals elsewhere. Mr. Scarpa now proposed an expanded elevated deck space for each unit on the rear elevation of the waterfront building designed to improve the view. There were also alterations to the fenestration along the rear elevation. The windows now proposed are to be four over one instead of one over one. Other than the changes presented and reviewed in this application, the project is to be identical to the one covered by the previous resolution.

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

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

Applicants Barbara Wilde and Hamilton Wilde presented on behalf of Bray Family Partnership, along with their attorney, John Amenhauser, and Engineer, Paul Kates. The application was for conceptual approval pending approval by other bodies. The applicant first appeared in February, at which time the application had been tabled, and now returned with a modified plan. The modifications proposed included a reduction and relocation of parking compared to that previously proposed. The revised plan included 10 new parking spaces that would be confined to an area in front of the side addition and the side of the main building, resulting in an unobstructed view of the main building façade from the streetscape. They also proposed landscaping to surround the area bordering the Washington Street-Jefferson Street corner, as well as lighting. It was confirmed with the applicant that, as part of the landscaping, a minimum three-foot-high boxwood planting border bed would be installed and maintained around the parking area to further reduce visibility of parking. Mr. Boecker further requested that the lighting plan be revised be “Dark Sky” compliant, with which the applicant was agreeable. The commissioners reviewed in detail the changed aspects of the application in the context of applicable Design Standards and expressed varying views on that subject.

Motion made by Mr. Testa to grant conceptual approval with the conditions of abandoning 14 parking spaces, engage in a covenant for permanent maintenance of a three-foot-high boxwood surrounding the parking area, use grass pavers, and use dark sky compliant lighting fixtures seconded by Mr. Kurtz and carried 4-3. Those in favor: Mr. Stevenson, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: Mr. Carroll, Ms. Decker, Mr. Hammeran,

Reich – 1249 Washington Street, Block 1129, Lot 25, Contributing
New front porch, addition, renovation

Applicants Greg and Shannon Reich presented their project for Final Approval, after receiving Conceptual Approval in October 2023. The plans include an addition, a roof deck, porch, screened porch, siding, windows, roofs, railings, and driveway. They stated that they had no major changes to the application other than the siding being changed from cedar shingles at the back to cedar clapboard. It was noted on the Conceptual Approval that the applicants retain the chimney, but the applicants explained that the chimney was not original to the house, in which case its removal was deemed not objectionable.

Motion made by Mr. Carroll to grant final approval with the elimination of the chimney seconded by Mr. Stevenson and carried 6-0. Those in favor: Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Crown Castle Fiber LLC

Right-of-way in front of 315 Ocean Street, Block 1059, Lot 1, Non-Contributing
Right-of-way in front of 707 Beach Avenue, Block 1062, Lot 7, Non-Contributing
Right-of-way in front of 6 Perry Street, Block 1028, Lot 1.02, Non-Contributing
Right-of-way in front of 201 Beach Avenue, Block 1019, Lot 28, Non-Contributing
Right-of-way in front of 201 Beach Avenue, Block 1019, Lot 28, Non-Contributing
Small wireless facilities

Lisa Mozi, manager of permitting and utilities for applicant Crown Castle, and Robert Gaudioso, Esq of Synder and Synder, counsel for Crown Castle presented the application for five small wireless facilities. They proposed utilizing three existing wooden poles and locating transmission equipment on them, as well as installing two brand new taller wooden replacement poles for equipment, all at the specified locations. Ms. Mozi addressed the important need for the additional wireless facilities for public safety and convenience, particularly with the influx of people in the summer months. Mr. Boecker noted Cape May's unique status as the only National Historic Landmark District in the United States that comprehends the entire municipal boundary and the Commission's goals of streetscape maintenance and improvement. Accordingly, he pointed out that three of the poles being replaced were, in his view, in very significant places and expressed the view that the equipment configurations on all poles be as similar as possible. Mr. Boecker also stated that his research into other areas across the country where the applicant had installed such facilities revealed that some of the designs for the poles were more aesthetically pleasing. In particular, he stated that he would like to see something that preserved the historical character of Cape May. Other commissioners agreed that they would like to see the poles to be designed to look more pleasing, and even more historically compatible, as it was not an HPC goal to proliferate transmission equipment bulking up utility poles. A brief recess was taken at 8:10 and the HPC reconvened at 8:18 for resumption of discussion. It was proposed to the applicants that they return to the next full commission on meeting scheduled May 18th at 6pm whereupon the application was proposed to be tabled.

Motion made by Mr. Testa to table the application until the May meeting seconded by Mr. Carroll and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Nicholas Mitch/Art Zulick – 240 Windsor Avenue, Block 1022, Lot 4, Contributing Spiral staircase

Applicant Nicholas Mitch presented his plan to install a spiral metal staircase to connect two decks in the rear of the property. The commissioners notated that, while in the rear of the property, the staircase ~~would be~~ ~~would be~~ would be visible from a street in back, though minimally so due to distance and landscaping including a mature tree . The commissioners did comment on the color finish which showed it being a bright galvanized, but the applicant agreed it would to be powder coated dark.

Motion made by Mr. Carroll to grant final approval with the condition that the spiral stairs be painted a dark surface or powder coated and the option open to have wood treads seconded by Mr. Kurtz and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, 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, Non-Contributing Demolition

The prospective purchaser of the property under contract, Marcello Mogavero, presented his plan to demolish the existing structure at 518 Bank Street so that he could build multiple single-family homes on the subject lots. Mr. Mogavero reviewed and offered his opinion to affirmatively establish the points required by ordinance for demolition of the building. The property report indicated nothing remarkable about this modern-built, non-contributing structure in relation to the Historic District. Accordingly, the commission accepted the proof presented for demolition, but noted that the demolition permit could only be obtained by the property owner, which could include the applicant only after he had obtained title.

Motion made by Mr. Kurtz to grant approval to demolition under the condition that ownership be obtained by Mr. Testa and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

Meca Investments LLC – 518 Bank Street, Block 1030, Lot 2.02, 2.03, 2.04, Non-contributing
New construction

Marcello Mogavero of Meca Investments LLC presented his plan to develop multiple single-family homes on the site. He proposed the design of three different houses with slight differences. He is looking to develop three lots, but he still does need approval to subdivide. The HPC expressed preferential interest in the design shown on A4.3 of the exhibits, which has a roof ridge running parallel to the street. The commissioners noted that the materials list was incomplete, and that the proposal, when submitted for final approval, would need to have a complete list of materials being used at the time of

Motion made by Mr. Boecker to grant conceptual approval for the proposed design on Lot 2.04, based on the design presented in exhibit A4.3 seconded by Ms. Decker and carried 7-0. Those in favor: Mr. Carroll, Mr. Stevenson, Ms. Decker, Mr. Hammeran, Mr. Kurtz, Mr. Testa, Mr. Boecker. Those opposed: none. Those abstaining: None.

DISCUSSION

Ms. Baldwin briefly went over the HPC Awards planned to be given at a ceremony to be held on Wednesday, May 13th, at 7pm at the Chalfonte Hotel. There will be a reception to follow.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Boecker at 9:02 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