

**BOROUGH OF WEST CAPE MAY  
HISTORIC PRESERVATION COMMISSION  
AUGUST 11, 2022**

The regularly scheduled meeting of the West Cape May Historic Preservation Commission was called to order at 7:07 p.m. The Open Public Meetings Statement was read by Vice Chair, Ami Menz, who then led those present in the flag salute. Vice Chair Ami Menz, Susan Hoffman and Barbara Tillman were present and Elan Zingman-Leith was remote, all of whom answered roll call. Jim Barnes, Chair, and David DeTorre were absent. Vice Chair Menz noted that Alternates, Susan Hoffman and Barbara Tillman, were eligible to vote for the two absent members.

Minutes:

On motion of Susan Hoffman, seconded by Barbara Tillman the Minutes of July 14, 2022, were read and unanimously approved on roll call vote.

**HPC APPLICATIONS:**

**PERMITS FOR MINOR WORK:**

**Application #22-30 – Ripoli – Highland House, 131 Broadway**

The Commission discussed the application to remove and replace the sidewalk.

Vice Chair Ami Menz opened the floor to the applicant. When no one came forward, Vice Chair Ami Menz opened the floor for a motion and Susan Hoffman made a motion, seconded by Barbara Tillman to approve the application as submitted. The Application was carried unanimously on roll call vote.

**Application #22-31 – Aspell – 111 Yorke Avenue**

The Commission discussed the application to build a wooden shed on the property. It was noted that the applicant had previously submitted an application to the Historic Preservation Commission and had included the incomplete work from that application on the current application. The work noted from her previous application was to replace her outside vinyl shutters to the appropriate wood shutters by September 2022.

Vice Chair Ami Menz opened the floor to the applicant. Applicant, Kay Aspell of 111 Yorke Avenue, spoke regarding her application. Susan Hoffman asked if the shed referenced on the application was premade or custom built. Applicant Aspell advised the shed would be custom built.

Vice Chair Ami Menz opened the public hearing.

When no one expressed a desire to speak, Elan Zingman-Leith made a motion, seconded by Susan Hoffman to approve the application with the condition the shutters be replaced by September 2022. The Application was carried unanimously on roll call vote.

CERTIFICATE OF APPROPRIATENESS:

**Application #22-33 – Skydell – 112-114 Second Avenue**

The Commission discussed the application to construct a new single-family dwelling.

Vice Chair Ami Menz opened the floor to the applicant. Applicant, Richard Skydell of 112 Second Avenue, spoke regarding his application. Susan Hoffman asked him about the construction plans for the porch and the poles on the porch. All wood poles and identical to what they did at 108 Second. The Plan doesn't note lighting – Susan. He commented on what will be used. Susan Hoffman and Elan Zingman- Leith requests applicant submit lighting specs and catalog cuts. Susan noted the Post family drawing second to last page, A2.2 – No aluminum siding.

Vice Chair Ami Menz opened the public hearing.

Cynthia Cline – 113 Third Avenue, shared her concerns on the topic of building on vacant lots that are in the historic district and her belief that it will spoil the integrity of the Historic District. She expressed her wishes to keep the lot next to the current Historical Home vacant.

Elan Zingman-Leith and Ami Menz responded addressing her concerns.

Paige Cunningham, 134 Third Avenue, inquired about the HPC's approval process for new construction. She asked if applicants for new construction need to follow Historic codes when they are building on vacant lots.

Elan Zingman-Leith responded addressing her concerns.

Susan Ross – 115 Third Avenue, asked about the application, and whether or not it was a buildable lot. Elan Zingman-Leith and Ami Menz addressed her concerns.

William Kennedy – 111 Second Avenue, asked about lighting and the direction and brightness of the lights. Elan Zingman-Leith addressed his concerns and asked that the applicant to submit his lighting specs regarding lumin and direction to the Zoning office.

Cynthia Cline, 113 Third Avenue, requested to discuss her previously stated concern regarding building on a vacant lot with the Borough's Solicitor.

When no one further expressed a desire to speak, the public hearing was closed and Susan Hoffman made a motion, seconded by Barbara Tillman to approve the application with the

condition that the note of aluminum siding be removed from page A2.2 of the Proposed Single Family Dwelling prepared by the architect and for the applicant submit catalog cuts and spaces of all the light fixtures and their locations by the next meeting on September 8, 2022. The Application, with conditions, was carried unanimously on roll call vote.

### **Application #22-32 – Nardi – 133 Sixth Avenue**

After confirming that the applicant had provided all certified mailing slips for the addressed on the 200 foot list provided, the Commission discussed the application to perform a partial demolition of the existing structure, renovation of existing and addition of new bedroom, bathroom and expanding living spaces. New vinyl siding and vinyl clapboard siding. New covered front porch and pergola. Expanded driveway to accommodate additional required parking stall.

Vice Chair Ami Menz opened the floor to the applicant. The Architect, Bill McLees, spoke on behalf of the applicants John and Amy Nardi, and explained the plan in full to the Commission.

Vice Chair Ami Menz opened the public hearing.

When no one expressed a desire to speak, the public hearing was closed and Susan Hoffman made a motion, seconded by Barbara Tillman to approve the application as submitted. The Application was carried unanimously on roll call vote.

### **OLD BUSINESS:**

McCarthy (Posigen Solar) – 114 Pearl Avenue, the Commission discussed with the Administrator, who indicated that the applicant was approved to remove and add panels, and the applicant decided to only remove the Solar Panels. On motion of Elan Zingman- Leith, seconded by Susan Hoffman the previously applied application no. 22-21 was unanimously denied.

Kay Aspell – 111 Yorke Avenue, the applicant has not yet submitted specifics of the wood shutters to be installed. The Commission confirmed that they have given the applicant to next month's meeting to remove and install the appropriate shutters.

### **PUBLIC PORTION:**

Vice Chair Ami Menz opened the meeting for public portion. When no one expressed a desire to speak the meeting was adjourned at 8:09 p.m., on motion of Ami Menz, seconded by Barbara Tillman.

Respectfully submitted,  
Erin Seer, Recording Secretary