

**BOROUGH OF WEST CAPE MAY  
HISTORIC PRESERVATION COMMISSION**

**August 10, 2023**

The regularly scheduled meeting of the West Cape May Historic Preservation Commission was called to order at 7:04 p.m. The Open Public Meetings Statement was read by Secretary Erin Seer, who then led those present in the flag salute. Secretary Erin Seer, Regular Members Dave DeTorre and Susan Hoffman and Alternates Barbara Tillman and Giacomo Antonicello were present and answered roll call. Also in attendance, Stacy McCaney, Deputy Zoning and Code Enforcement Officer; and Erika Lezama, Legal Counsel. Chairperson Jim Barnes, Vice Chair Ami Menz and Regular Member Elan Zingman-Leith were absent. Secretary Seer announced that alternates Barbara Tillman and Giacomo Antonicello were eligible to vote.

**MINUTES:**

The Commission reviewed the minutes and on motion of Susan Hoffman, seconded by Giacomo Antonicello, the minutes of July 13, 2023, were unanimously approved on voice vote.

**APPLICATIONS REVIEWED BY COMMITTEE**

**GORMAN – 129 PEARL AVENUE – C (App#23-24)**

Secretary Seer explained that the applicant had previously come before the Historic Preservation Commission for his application to replace his deck. A Certificate of Appropriateness was issued for such application with a condition that allowed the applicant to submit additional information if during the deck board replacements, the applicant found that the deck railings also needed to be replaced. The applicant submitted the required information regarding the proposed deck railings and a Committee of the Commission, consisting of Jim Barnes and Elan Zingman-Leith, with the presence of the HPC Administrative Officer, Norman Roach, met on July 13, 2023, and reviewed and approved the railing submission.

**RESOLUTIONS**

On motion of Susan Hoffman, seconded by Barbara Tillman, the following Resolutions were unanimously approved on voice vote.

23-22A – Issuing a Certificate of Appropriateness to George A. and Geraldine C. Suleta Application No. 23-22, 615 Broadway; Block 9, Lot 25

23-24B – Issuing a Permit for Minor Work to Brett Gorman Application No. 23-24, 129 Pearl Avenue; Block 6, Lot 6

23-26 – Issuing a Certificate of Appropriateness to Gary Padussis Application No. 23-26, 139 Broadway; Block 4, Lot17

23-27 – Issuing a Certificate of Appropriateness to Susan Crossan Application No. 23-27, 136 Pearl Avenue; Block 5, Lot 12

23-28 – Issuing a Certificate of Appropriateness to Joseph Christie Application No. 23-28, 110 Second Avenue; Block 34, Lot 11

#### **HPC APPLICATIONS:**

Secretary Seer announced that applicant, Jeanne Lutfy, indicated she would be running late. The Commission accordingly determined to first hear the application for 619 Broadway.

#### **CERTIFICATE OF APPROPRIATENESS:**

##### **MINOR WORK:**

#### **NEILSON – 619 BROADWAY – C (App#23-32)**

Secretary Erin Seer introduced the application for 619 Broadway, and noted that the structure was a contributing property. She read the property's architectural description and the description from the application of the proposed work to replace existing pavers with new like pavers.

Secretary Seer asked if anyone was present on behalf of the application. Howard Neilson, the owner of 619 Broadway, came forward along with Chad Lindholm, the landscaper for the proposed project. Mr. Neilson and Mr. Lindholm apologized to the Commission for beginning work before submitting an application. Mr. Neilson spoke in favor of his application and gave additional details regarding the proposed new pavers and provided additional images of the property site to the Commission members. Secretary Seer requested the applicant email the additional photos Mr. Neilson was providing to the members.

Susan Hoffman confirmed with the applicant that they are proposing to use pavers in the color Pewter Grey Blend.

Secretary Seer asked if the members had any further questions. When they did not, she opened the floor to the public. When no one came forward to speak she closed the public portion and asked for a motion to approve the application as submitted.

On Motion of Susan Hoffman, seconded by David DeTorre, the application as submitted was unanimously approved on roll call vote, with the Commission's findings being that the proposed pavers were appropriate paving material for the historic district.

#### **LUTFY – 409 BROADWAY – C (App#23-31)**

With Jeanne Lutfy now in attendance, Secretary Seer introduced the application for 409 Broadway, noted that the structure was a contributing property to the historic district, and read the property's architectural description. The applicant proposes to repair an existing garden shed in the backyard that has water damage. Applicant proposes to replace the compromised

clapboard with 6-inch wide cedarwood clapboard, replace affected damaged windows and door with wood windows and wood door, paint the shed Benjamin Moore Ashland Slate to match the color of the home, and replace in kind the deteriorated lumber on the two decorative flower beds located on the outside of the shed.

Jeanne Lutfy, the owner of 409 Broadway, came forward and further explained the application. Neither the commissioners nor any members of the public had any questions for the applicant.

On motion of David DeTorre, seconded by Susan Hoffman, the application as submitted was unanimously approved on roll call vote, with the Commission's findings being that shed is existing and conforming with the Borough's guidelines.

Jeanne Lutfy inquired about the process if she finds that additional work needs to be done, Legal Counsel Erika Lezama explained that she would stop work and go to the zoning office for further direction. Lutfy also asked about the process if she wishes to change a detail of her application. She was advised that prior to changing any details, she would need to go to the zoning office with cut sheets of the items she wishes to replace/change.

**EDELMAN & ROSS – 115 THIRD AVENUE – C (App#23-33)**

Secretary Seer introduced the application for 115 Third Avenue, and noted that the structure was a contributing property. She read the property's architectural description and the description from the application of the proposed work to change north facing windows to wood, 6/1 double hung, south facing window to wood, single light, dimensions consistent with existing.

The applicants, Milt Edelman and Susan Ross, the owners of 115 Third Avenue, came forward to speak on the application. Susan Ross explained that the house no longer had asbestos siding and that the siding is currently cedar.

Susan Hoffman asked for confirmation of the window location and the window pane details. The Applicants explained the location and windowpane details and advised that they are proposing to replace the windows with more energy efficient windows.

No member of the public came forward to speak.

On motion of Giacomo Antonicello, seconded by Barbara Tillman, the application as submitted was unanimously approved on roll call vote.

Susan Hoffman indicated the proposed window replacements are what one would see in a prairie style house and therefore are appropriate.

**MAJOR WORK:**

NONE

**PLANNING/ZONING APPLICATIONS**

NONE

**ADMINISTRATIVE OFFICER REPORTS**

NONE

**NEW BUSINESS:**

NONE

**OLD BUSINESS:**

Secretary Seer announced that with the absence of three HPC members, the discussions regarding old business matters would be tabled until next month's meeting.

**HPC GUIDELINES**

TABLED

**HPC CODE AMENDMENTS**

TABLED

**HPC EXPANSION PROPOSAL**

TABLED

**PUBLIC PORTION:**

When no one came forward to speak, public portion was closed.

On motion of Susan Hoffman, seconded by Barbara Tillman the meeting was adjourned at 7:46 p.m. on voice vote of members present.

Respectfully submitted,  
Erin Seer, Secretary