

**BOROUGH OF WEST CAPE MAY
HISTORIC PRESERVATION COMMISSION
JANUARY 9, 2020**

The regular meeting of the West Cape May Historic Preservation Commission was held on this date at the West Cape May Borough Hall. Jim Barnes, David DeTorre, Marie Iaconangelo, Ami Menz/Reeves, Loretta Saggiomo, Judy Smith and Elan Zingman-Leith were in attendance. Also present were Paul Burgin and Charles Lomax.

Elan Zingman-Leith, Chair, called the meeting to order at 7:00 PM, led the Pledge of Allegiance to the Flag, and announced that the meeting was being recorded and that the meeting was being held in compliance with the Open Public Meetings Act of 1975, as it was advertised in the Star and Wave on January 9, 2019.

ALTERNATE VOTE: Judy Smith, Alternate, was eligible to vote for an absent member.

MINUTES: Minutes of the meeting of December 12, 2019, were read and accepted on a roll call vote on the unanimously approved motion of Ms. Smith and Ms. Iaconangelo.

APPOINTMENTS: Jim Barnes has been appointed a Class A Member to fill the unexpired term of Doris Jacobsen, expiring December 31, 2021. Ami Menz/Reeves has been appointed an Alternate II Member to fill the unexpired term of Barbara Hoepp, expiring December 31, 2020.

ELECTION OF OFFICERS: The chairman called for nominations for the offices of Chair, Vice Chair and Secretary. Elan Zingman-Leith was nominated for the office of Chair on the motion of Ms. Smith and Ms. Iaconangelo; Marie Iaconangelo was nominated for the office of Vice Chair on the motion of Ms. Smith and Ms. Saggiomo; Loretta Saggiomo was nominated for the office of Secretary on the nomination of Ms. Iaconangelo and Ms. Smith. The nominees were duly elected by a roll call vote.

APPLICATIONS: By a roll call vote on the unanimously approved motion of Ms. Iaconangelo and Ms. Saggiomo, Application #20-01 for a Certificate of Appropriateness, was approved for Paul Burgin Builders, Inc. to construct a bungalow style single family home on the property of Charles Lomax, 123 Sixth Avenue as per the submitted plans.

INFORMAL DISCUSSION: There was no informal discussion held.

PLANNING-ZONING BOARD REFERRAL: The owners of the single family residence at 200 Sixth Avenue have applied to the WCM Planning-Zoning Board for variance relief for a proposed project to remove the existing, uncovered concrete porch facing Pacific Avenue and replace it with a covered 8'x14' porch which will encroach on the 15' setback. The property is identified as Historic Site #337, a non-contributing structure located in the Historic District. Therefore, the applicants are required to make application the WCM Historic Preservation Commission for a Permit for Minor Work. By a roll call vote on the unanimously approved motion of Mr. Zingman-Leith and Mr. Barnes, the members indicated that since this is a mid-century, non-contributing property and the removal of a non-significant feature and construction of a new porch will not increase the degree of non-conformance, HPC approval is likely.

Mr. Barnes will serve as the Planning-Zoning / Historic Preservation Commission liaison.

OTHER BUSINESS: The Annual Report to the WCM Borough Commission was approved. In 2019, twenty-one Permits for Minor Work and seven Certificates of Appropriateness have been issued. One Permit for Minor Work was declared void and two Permit for Minor Work applications were denied.

The WCM Shade Tree Commission submitted information regarding new benches to be purchased for Wilbraham Park. By a roll call vote the unanimously approved motion of Ms. Smith and Mr. Zingman-Leith, the Arts and Crafts Style Traditional Bench BN-129 was deemed not inappropriate in the Historic District.

The McDonald appeal to the Planning-Zoning Board is scheduled to be heard on February 4, 2020. Mr. Zingman-Leith remarked that the applicant agreed to make the changes in the application regarding wood vs cement board siding so that the project could be approved and moved forward and therefore, the HPC did not *deny* the application being appealed. He asserted that an approved application cannot be appealed. Mr. Zingman-Leith also commented on the fact that the Skydell application that was erroneously approved had been corrected, as that applicant reapplied to the HPC.

WCM Ordinance No. 575-19 amending HPC Fence Guidelines has been adopted, with an effective date of December 31, 2019. Vinyl fences are no longer permitted in the Borough of West Cape May's Historic District.

WCM Ordinance No.577-20 defining the types of applications that may be considered Minor Applications was introduced on January 7, 2020, with a proposed effective date of February 11, 2020. The ordinance will add "decks" to the list of acceptable requests of approval for a Permit for Minor Work. There was discussion regarding the definition of decks and/or porches. The consensus was that decks are located in the rear of homes and porches located in the front, usually with a roof.

ADJOURNMENT: On the unanimously approved motion of Ms. Smith and Ms. Iaconangelo, the meeting adjourned at 7:26 PM.

Respectfully submitted,

Loretta F. Saggiomo, Secretary