

Zoom Meeting – Web Conference

<https://zoom.us>

Meeting ID: 896-6016-0583

Password: 285471

**BOROUGH OF WEST CAPE MAY
HISTORIC PRESERVATION COMMISSION
MAY 14, 2020**

The regular meeting of the West Cape May Historic Preservation Commission was held on this date via a Zoom-Web Conference. Jim Barnes, Ami Menz, David DeTorre, Loretta Saggiomo, Judy Smith and Elan Zingman-Leith were in attendance. Marie Iaconangelo was excused. Also present were Joyce and Steve McCoy, Pam Fine, Architect, and Administrative Officer, Norm Roach.

Elan Zingman-Leith, Chair, called the meeting to order at 7:12 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 15, 2020, posted on the bulletin board in the Municipal Building, and has remained continuously posted as the required notice under the Statute. In addition, a copy of this Notice is and has been available to the public, and is on file in the Office of the Municipal Clerk.

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

MINUTES: Minutes of the meeting of March 12, 2020, were read and accepted by a roll call vote on the unanimously approved motion of Ms. Smith and Ms. Menz.

APPLICATIONS: Pam Fine, Architect for the project, presented the application of Steve and Joyce McCoy, Application #20-09 for a Certificate of Appropriateness, for 137 Emerald Avenue. The applicants requested approval of an addition to the dwelling with the use of cement board on the exterior of the original section of the building as well as on the addition. Cement sheathing is not permitted on original structures. Mr. Zingman-Leith noted the importance of adhering to HPC guidelines in every instance so that the significance of the HPC will not be eroded. Ms. Fine asked if the existing vinyl sheathing on the original building could remain. The chairman explained that because extensive work is planned for the building, the vinyl covering must be removed. Members also discussed the positioning of the front door. Mr. Zingman-Leith advised that the placement of the door in the existing position *or* in the proposed position would be appropriate to the era of the building. An informal poll of the members revealed that the majority supported positioning the front door in the existing position. By a roll call vote on the unanimously approved motion of Mr. Zingman-Leith, seconded by Ms. Saggiomo, Application #20-09 for a Certificate of Appropriateness was approved with three conditions: 1) That wood clapboard be used on the front or original section of the home; 2) That the position of the front door will remain in the existing position; 3) That all door specs (including screen doors) be presented to the Administrative Officer for approval.

E Zingman-Leith-Yes. J Barnes-Yes. D DeTorre-Yes. L Saggiomo-Yes. J Smith-Yes

In order to provide members the opportunity to vote on positioning the front door according to the proposed plan, the chairman asked if there was another motion. By a roll call vote on the approved motion of Mr. DeTorre, seconded by Ms. Menz, Application #20-09 for a Certificate of Appropriateness was approved with three conditions: 1) That wood clapboard be used on the front or original section of the home; 2) That the position of the front door will be moved as per the submitted plans; 3) That all door specs (including screen doors) be presented to the Administrative Officer for approval.

E Zingman-*Yes*. J Barnes-*No*. D DeTorre-*Yes*. L Saggiomo-*Yes*. J Smith-*No*

PLANNING/ZONING BOARD APPLICATIONS: Mr. Barnes indicated that there were no planning/zoning applications to be presented.

INFORMAL DISCUSSION: There was no informal discussion.

OTHER BUSINESS: Ms. Smith noted that she has observed the installation of inappropriate lighting on the property of *Sapore Italiano*. Mr. Roach advised that the lighting was not approved by the HPC and that he will take the necessary steps to have the situation corrected.

The manner of lighting at *102-104 Sunset Boulevard* was also questioned and Mr. Roach advised that he has spoken with the contractors and is waiting for the proper specs to be submitted to him and to the HPC if necessary.

ADJOURNMENT: On the unanimously approved motion of Ms. Saggiomo and Ms. Smith, the meeting adjourned at 7:55 PM.

Respectfully submitted,

Loretta F. Saggiomo, Secretary