

**BOROUGH OF WEST CAPE MAY  
HISTORIC PRESERVATION COMMISSION  
May 11, 2023**

The regularly scheduled meeting of the West Cape May Historic Preservation Commission was called to order at 7:01 p.m. The Open Public Meetings Statement was read by Chairperson, Jim Barnes, who then led those present in the flag salute. Chairperson Jim Barnes, Regular Members, Elan Zingman-Leith, David DeTorre, Susan Hoffman and Alternates, Barbara Tillman and Giacomo Antonicello were present and answered roll call. Also in attendance, Norman Roach, HPC Administrative Officer, Stacy McCaney, Deputy Zoning and Code Enforcement Officer, and Erika Lezama, HPC Solicitor. Vice Chair, Ami Menz, and Alternate, Barbara Tillman, were absent. Recording Secretary Erin Seer, was present and announced that, alternate, Giacomo Antonicello was eligible to vote.

**Minutes:**

On motion of Susan Hoffman, seconded by Elan Zingman-Leith, the Minutes of April 3, 2023, were unanimously approved on voice vote of full membership.

**RESOLUTIONS**

On motion of Elan Zingman-Leith, seconded by Susan Hoffman, the following Resolutions were unanimously approved on voice vote.

23-18 – Denying a Permit for Minor Work to Renewal by Andersen obo Margaret Olesiak for Application No. 23-18, 828 Broadway; Block 55, Lot 3

23-11A – Issuing a Certificate of Appropriateness to Ross Hammer OBO Cape May Rentals, LLC, for Application No. 23-11, 116 Broadway; Block 34, Lot 15

23-11 – Issuing a Certificate of Appropriateness to Ross Hammer and Linda Cavallo OBO Cape May Rentals, LLC for Application No. 23-11, 116 Broadway; Block 34, Lot 15 – **AMENDED**

*Jim Barnes made note that Resolution 23-11 was amended to correct the adoption date and expiration date.*

Recording Secretary, Erin Seer, made note that alternate, Barbara Tillman, was then present. HPC Solicitor, Erika Lezama, explained that alternate, Giacomo Antonicello, was to remain as the alternate eligible to vote.

**HPC APPLICATIONS:**

**PERMITS FOR MINOR WORK:**

**Application #23-19 – NEILSON – 619 BROADWAY**

Chairperson, Jim Barnes, introduced the application for 619 Broadway, and asked if anyone was present on behalf of the application. He went on to read the properties' architectural

description and the description from the application of the proposed work to replace eleven windows on rear porch, currently plexi-glass panels, no frames, built 1993, secured with wooden blocks and to replace current door with similar door.

Chairperson, Jim Barnes, swore in applicant, Howard Neilson, 619 Broadway. Mr. Neilson explained that the proposed work was replacing what is there and not building anything new. He expressed that the part of the house that they are proposing the work for is not historical and was built in 1993. He explained that he didn't want to change the appearance of what is there now, but that the windows and door need to be replaced to make the room more energy efficient and usable, now that they are staying in the home more year round.

Susan Hoffman confirmed with the applicant that they would be open to using wood windows.

Jim Barnes explained to the applicant that the Commission bases their rulings on the front and sides of homes, and that the structure appears to be a side structure, to which the applicant confirmed. Jim Barnes confirmed the applicant's comment that it does appear to be an addition to the original structure.

Dave DeTorre asked the applicant which direction the door faces. The applicant responded that the door faces east and that it is not visible from the street.

Jim Barnes opened the floor to the public. When no one came forth, he called for a motion to approve the application.

Elan Zingman-Leith explained that the Borough's HPC guidelines urge contributing or key-contributing houses to use wood windows, the reason they have a Commission and hearings is because guidelines are a general guide and the Commission may find that certain conditions may not match what is stated in the guidelines. He went on to express that the condition of this application is that the structure is clearly an addition and inobtrusive, that Elan wouldn't find it inappropriate to put non-wooden windows in that addition, because no one from the public will find their appreciation of the historic structure compromised by the fact that the addition has some other window. He personally expressed that he does not find either alternate presented by the applicant inappropriate, but explained that other Commission members may feel differently.

Jim Barnes asked the applicant if he would be opened to the Commission voting to approve the application with the proposed windows being wood and the door being fiberglass. The applicant agreed.

On motion of Elan Zingman-Leith, seconded by Jim Barnes, the application was unanimously approved on roll call vote.

**Application #23-20 – ASPELL – 111 YORKE AVENUE**

Chairperson, Jim Barnes, introduced the application for 111 Yorke Avenue, noting the structure as being a contributing property to the historic district and read the properties' architectural description. He went on to read the description from the application of the proposed work to remove the existing concrete driveway and install brick pavers with sand stone, to be permeable.

Jim Barnes swore in the applicant, Rachel "Kay" Aspell, 111 Yorke Avenue, and contractor, Fred Cristelli, from L&G Landscaping in Vineland, NJ, 805 Sheridan Avenue.

Ms. Aspell wanted to make note on record that there have been changes to the house since the survey including the properties architectural description was done. She indicated that she is looking to get her cement driveway replaced with pavers, due to the poor condition of the cement. Mr. Barnes asked if the applicant had a sample of the material being proposed. Mr. Cristelli indicated that he did and indicated that he had a few options. He showed what is currently there, as well as additional brick paver options and explained the process of how he would install the pavers and crushed stone.

Elan Zingman-Leith expressed that he felt the paver that resembled an old-fashioned clay brick is more appropriate to the house, giving the reason that the house probably had a brick pier foundation. Susan Hoffman concurred with Elan Zingman-Leith, indicating she believed that it would benefit the district. Dave DeTorre concurred with both members and followed up by asking the applicant if they planned to keep the existing walkway. Mr. Cristelli advised that he and Mrs. Aspell had not discussed the walkway, but that he believes they would be able to remove the current walkway and have it match the proposed driveway.

Jim Barnes opened the floor to the public. When no one came forward to speak, he called for a motion to approve the application as submitted with the pine hall brick, in the size 4 ¼ inch by 2 5/8 inch, in the color historic red. On motion of Giacomo Antonicello, seconded by Susan Hoffman, the motion was unanimously approved on roll call vote.

**Application #23-21 – MCDONOUGH – 129 THIRD AVENUE**

Chairperson, Jim Barnes, introduced the application for 129 Third Avenue, he went on to read the properties' architectural description, and the description from the application of the proposed work to replace seven windows with wood, double hung windows in the front of the house.

Jim Barnes swore in the applicant, Peter McDonough, 129 Third Avenue. The applicant explained that the current windows are aluminum and not weather efficient, so they want to replace them with wood windows. He presented the photos included in his application, and clarified that the windows would actually be 2 over 2 windows, and not what is shown in the photos.

Elan Zingman-Leith inquired about the muntin on the window, asking if the vertical bar was wood and if it is on the outside of the window or behind the glass. The applicant indicated that it is wood and on the outside of the window.

Jim Barnes opened the floor to the public, when no one came forward, he called for a motion to approve the application as submitted. On motion of Susan Hoffman, seconded by Elan Zingman-Leith, the motion was unanimously approved on roll call vote.

### **Application #23-23 – ZEBROWSKI – 511 BROADWAY**

Chairperson, Jim Barnes, introduced the application for 511 Broadway, he went on to read the properties' architectural description, and the description from the application of the proposed work to install a new six foot fence around backyard; a shower enclosure next to the back deck; replace the existing concrete sidewalk with clay brick to match the foundation; install a 200 square foot brick patio in the rear yard with 4 inch by 8 inch brick; and to add light fixtures.

Jim Barnes asked if any was present on behalf of the application, and swore in the applicant, Adam Zebrowski, 511 Broadway. Mr. Zebrowski explained his application and the work he was proposing. When he was describing the front porch, he indicated that he wanted to clarify that the posts he would be replacing and the decorative bracket at the top are exactly what was there previously. He indicated that the architect had drawn an additional detail that showed a 6 inch design across the top, which he expressed he did not have any intentions on installing because it was not there previously. Jim Barnes advised that the Commission was there to discuss the application submitted, and that the application had no mention of the porch, the balustrade or the spindles. Mr. Zebrowski questioned Mr. Barnes on whether or not the application included the porch.

Jim Barnes read the application and in further review noted that spindles were mentioned on the materials list, but nowhere else in the application and that no information or details on what was being proposed was provided. After discussion the Commission determined that since the applicant did not provide enough information to allow the Commission to properly vote on the proposed amendment to an approved drawing from a previously submitted application, the proposal to change the spindles would not be included in the application.

The Commission moved forward with reviewing the application. Dave DeTorre inquired about the shape of the pavers. The applicant indicated that they would perfectly match the existing pavers. Elan Zingman-Leith asked about the location of the lighting. The applicant indicated that it would be located to the right of the front door on the main porch. Mr. Zingman-Leith further confirmed with the applicant that it would be located on the building and not on a post.

Elan Zingman-Leith made a motion to strike the square spindles request from the application, which would have been an amendment to a previous application, because the applicant had not provided enough information for the proposed change; and to approve the following: The proposed paving of the patio and sidewalk, with the reason being that the paving material being proposed is brick pavers which resemble historic bricks and would be appropriate for a

late 19<sup>th</sup> century house. The wood privacy fence in the back of the property, with the reason being that wood privacy fences are appropriate in the historic district. The lantern shape light fixture proposed for the porch, with the reason being that even though houses never had light fixtures on the outside, it was an innocuous, appropriate modern addition.

Jim Barnes asked if the exterior shower would be wood. The applicant confirmed that it would be the same material as the fence; cedar wood. Elan Zingman-Leith added to the motion to approve the shower enclosure, explaining that the changes are all in materials that are appropriate to a late 19<sup>th</sup> century vernacular Victorian house in both design and materials.

Jim Barnes opened the floor for public comment, when no one came forward to speak, he closed the public portion.

The applicant asked for the reason as to why the spindle could not be voted on and what information besides spindle size could have been provided. Elan Zingman-Leith explained that a railing with 2 inch by 2 inch spindles could have a bottom rail and a top rail, or it could not. He also noted that it could have a hand rail molding at the top, or it could not. He added that it could be surfaced nailed, and that spindles could be different heights. Dave DeTorre also expressed to the applicant that it was not included in the application under proposed work.

On motion of Elan Zingman-Leith, seconded by Jim Barnes, the motion was unanimously approved on roll call vote.

#### **Application #23-24 – GORMAN – 129 PEARL AVENUE**

Chairperson, Jim Barnes, introduced the application for 129 Pearl Avenue, he went on to read the properties' architectural description, and the description from the application of the proposed work to replace current wood deck with new deck boards and all stringer joists will remain the same.

Jim Barnes asked if anyone was present on behalf of the application. When no one came forward, the Commission began discussing the application. The Commission questioned whether the proposed work will require additional work to be performed in order to address any damage. Recording Secretary, Erin Seer, indicated that she had contacted the applicant to inquire about if they were proposing to replace more than just the deck boards, and was advised that the applicant was only proposing to replace the deck boards.

In reviewing the photographs provided of the deck's current conditions, the Commission felt it was optimistic of the applicant to feel that only the deck boards would need to be replaced.

Elan Zingman-Leith noted that replacing wood deck boards with wood deck boards is appropriate. The Commission proposed tabling the application to give the applicant an opportunity to address the Commission's concerns regarding the potential need for additional items to also be replaced.

On motion of Jim Barnes, seconded by Susan Hoffman, the motion to table the application to the next regularly scheduled meeting in June was unanimously approved on roll call vote.

**CERTIFICATE OF APPROPRIATENESS:**

NONE

**PLANNING/ZONING APPLICATIONS**

NONE

**APPLICATIONS REVIEWED BY COMMITTEE**

NONE

**ADMINISTRATIVE OFFICER REPORTS**

NONE

**NEW BUSINESS:**

**TABLETS**

Recording Secretary, Erin Seer, advised the Commission that the Borough is offering to order tablets for the HPC members to use for their meeting packets. She indicated that if the Commission decides to get tablets, that they would be requesting that applicants submit an electronic copy of their plans in order for the Commission members to view them on the tablets as well. She further advised that everyone would have their own tablet which would remain at the Borough Hall. The Commission members expressed their desire to have access to tablets. Dave DeTorre asked if applicants would still be required to provide full size plans for the members to view. Erin Seer confirmed that applicants would still need to provide a hard copy of plans.

**LOCAL CONTRACTORS & LANDSCAPERS**

Recording Secretary, Erin Seer, indicated that Dave DeTorre suggested the Commission send HPC guidelines explaining what is found to be appropriate to local contractors, landscapers and realtors. Erin Seer, asked that the Commission members share any contacts that they may have for those groups of people.

Jim Barnes also suggested that every time a contractor comes in to submit an application on behalf of a homeowner, that they also be informed of the guidelines. Erin Seer advised that she had already added that protocol, indicating that she provides applicants and contractors with the guidelines and includes language advising them that the Commission may not find something appropriate and therefore they should prepare themselves with other potential options to propose.

**HPC EXPANSION PROPOSAL**

Jim Barnes indicated that he would like to begin discussion on potentially expanding the Borough's historic district to include all homes prior to the 1900s. He advised that he sent an

email to the Mayor to begin the discussion. Recording secretary, Erin Seer, advised that she had forwarded Jim Barnes email to all three Commissioners so that they were all aware of his intentions. She further suggested that the Commission come up with a list of the properties being proposed in order to better present to the three Commissioners.

**OLD BUSINESS:**

**HPC GUIDELINES**

Recording Secretary, Erin Seer, advised that the revisions discussed at the previous meeting had been added to the guidelines and that she also added descriptions of each style. He indicated that she obtained the descriptions through the literature obtained in the Historical Architecture course taken through Rutgers, and mentioned possibly adding photos of the house styles as well. She went on to advise that the amended guidelines will need to be adopted by the Borough Commissioners at a Board of Commissioners meeting. She explained that since there are other amendments to the code that need to take place and be presented to the Commissioners as well, she felt it would be best for the Commission to present all the HPC amendments at one time in order to save the Borough time and money. She advised that the proposed code amendments had been sent to Borough Counsel for review and hopes to have a drafted Ordinance for the Commission to review at the next HPC meeting.

**PUBLIC PORTION:**

Chairperson Jim Barnes opened the meeting for public portion.

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

On motion of Susan Hoffman, seconded by Jim Barnes the meeting was adjourned at 8:39 p.m. on voice vote of members present.

Respectfully submitted,  
Erin Seer, Recording Secretary