

**City of Cape May Historic Preservation Commission
Meeting Minutes
Monday, April 8, 2013**

Opening: The regular meeting of the City of Cape May Historic Preservation Commission was called to order by Vice Chairman Fontaine at 6:30 PM. In Compliance with the Open Public Meetings Act, adequate notice of this meeting was provided.

PLEDGE OF ALLEGIANCE

Roll Call:

Mr. Coupland, Chairman		Absent - excused
Mr. Fontaine, Vice Chairman		Present
Mr. Carroll		Present
Mr. Clemans		Present
Mr. Cogswell		Present
Mr. Furlin		Present
Mrs. Hartman		Present
Mr. Connolly	Alt. 1	Present
Mrs. Pontin	Alt. 2	Present

Also Present: Robert A. Fineberg, Esquire – Commission Solicitor
Edie Kopsitz, Secretary

Absent: Deanna Fiocca, Council Liaison

Minutes: March 25, 2013

Motion made by Mrs. Hartman to approve the Minutes of March 25, 2013 as presented. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

Applications approved in Review:

Hutchinson, 1102 Cake Street, 1110/19, Not Rated – HD, Shed replacement
REMAX, 315 Ocean Street, 1059/1, Not Rated – HD, Sign
Goldberg, 312 Jefferson Street, 1073/15 & 16, Contributing – HD, Chimney/Renovations
Clemans, 1159 Washington Street, 1113/18, Contributing – HD, Roof
Kubiak, 215 Grant Street, 1022/25, Contributing – HD, Roof
Hyche, 822 Washington Street, 1091/5, Contributing – HD, Fence
Franks Investments, 711 Beach Avenue, 1062/6, Not Rated/HD, Trash enclosure
Groestch, 809 Beach Avenue, 1067/2, Non Contributing – HD, Roof
Koumaras, 211 Grant Street, 1022/23, Contributing – HD, Windows
Cape Coachman, 205 Beach Avenue, Non Contributing – HD, Roof
Rex, 609 Broad Street, 1061/5, Contributing – HD, Roof

Motion made by Mr. Carroll for approval of the Applications Approved in Review. Seconded by Mr. Furlin and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: Clemans on Clemans, Carroll on Cape Coachman and Fontaine on Kubiak & Rex.

**PRESENTATION: BRUCE MACLEOD, CITY MANAGER – WIND TURBINE PROJECT
CITY OF CAPE MAY ELEMENTARY SCHOOL, 921 LAFAYETTE STREET**

Bruce MacLeod Mr. MacLeod informed the Members of the installation of a Wind Turbine that will be located at the Cape May Elementary School. The grant obtained was in the amount of \$10,000 for the acquisition and installation of the small Wind Turbine as a demonstration and educational purposes, the total cost of the project is \$21,000.00 with the remainder of the funding of the project will come from a bequest that the City obtained from a estate that requested a portion be used for a project that his parents who were educators be honored. He clarified the combined working of the City along with the Board of Education (John Thomas, Administrator) to locate an appropriate site and installation of the Wind Turbine. He indicated that the school has established a curriculum for the students on renewable energy and reduced energy cost. He distributed packets containing various technical specifications, Tower Design Criteria (simulates a flag pole), Aerial photograph of the site location, cover letter entailing the Project site – parking lot of the Elementary School, Environmental Impact (No disturbance of surrounding vegetation or habitats), consistent with the Conservation Element Objectives of the 2009 Master Plan and elaborated on the Energy goals stated in the State Energy Master Plan and the ability to obtain upon completion grants up to \$25,000. Mr. MacLeod explaining in detail the process of the installation, clarified the height of 45 feet and the wind span of 12 feet (which places it 51 feet) foundation (8ft width and 4 ft depth) that will require a conduit to allow the electric to supply the school and the weight is 71 pounds (a small and light structure) that sustains wind speed of upward 140 miles per hour.

Members voiced their concerns at length regarding the wind turbine introduction to the Historic District. Members felt that it would be an expensive science project and the amount of money saved is miniscule. Mr. MacLeod verified that it would be a cost savings of \$500 yearly to the school. Members gave suggestions of other venues that could be undertaken with the grant and bequest money that would be educational to the children. Member Connolly is also President of the Elementary School Board and advised that a letter addressing the concerns of the Historic Preservation Commission be submitted for the upcoming Meeting on Thursday, April 11, 2013. Member Cogswell informed Mr. MacLeod that the Department of Interiors has excellent guidelines for renewable energy (example - Solar Panels).

BUSINESS:

**DELUCA/MATTES.....401 BROADWAY
RENOVATION/ADDITIONS – BLK 1032 LOT 20 (NOT RATED OR SURVEYED – HD)**

Louis C. Dwyer, Jr. Esquire representing Peter and Mary Mattes (Contracted Purchasers) along with their professional Architect, Joseph Courter, Jr. and current owner Raymond DeLuca were present. Mr. Dwyer is requesting a second floor addition, to the one story ranch with a new front and rear entry, two leveled covered porch and a detached garage. Mr. Dwyer stated they are surrounded by two story structures and the ranch style home is in need of updating. He indicated that all new windows, siding, roof, sidewalks, driveway and landscaping are being presented. Mr. Courter described the renovations with enlarged renderings of his plans dated February 7, 2013, sheets S.1, A-1 and A-2 that did not include the detached garage and will be submitted at a later date for HPC Review. Materials requested; Roof – High profiled asphalt, Facia – Azek, Siding – Cement Board, Windows – Andersen Woodwright, Window Trim – Azek, Doors – Wood, Columns – Azek, Railings – Azek, Decking – Composite, Foundation – Concrete

Block, HVAC – Stockade Fence, Shower Enclosure – Cedar, Driveway/Walkway – Pavers. Garage was stated to match the main structure.

Members were positive on the application and discussed how the property survey indicated that it originally a three story property was built in 1872 with mansard roof and torn down sometime between 1945 and 1960. All members were in unison that the presented design blended in with the streetscape. Member Carroll requested more details and measurements on the porch railings, posts, lattice with a minor adjustment to the second floor window configuration.

Motion made by Mr. Carroll that the application be approved as presented with the final drawings submitted to the Review Committee showing all materials, dimensions of the elements of design on the facades of the building. Seconded by Mr. Cogswell and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

**WILHELM.....915 KEARNEY AVENUE
ELEVATION/RENOVATIONS – BLK 1083 LOT 21.02 & 22 (NOT RATED – HD)**

The application was previously heard on February 25, 2013 and granted conceptual approval for the Non-Contributing structure (built in the 1980’s). Members requested that the applicant return with detailed drawings denoting the proper measurements and suggested they obtain a professional. The Wilhelm’s request was to raise their house 1 foot to meet the City’s base flood elevation, repair the foundation, repair a rear porch, add privacy lattice, add steps, add air conditioning units and repair decking. Architect Joseph Ross appearing for Sean and Bonnie Wilhelm presented a plan dated March 28, 2013 denoting the front, rear, east, west elevations, the deck plan and an itemized material list.

Members were positive on the application commending Mr. Ross for undertaking the project and guiding the Wilhelm’s through the process.

Motion made by Mr. Cogswell to approve the application as presented. Seconded by Mrs. Hartman and **carried 7-0.** Those in favor: Mr. Carroll, Mr. Clemans, Mr. Cogswell, Mrs. Hartman, Mr. Furlin, Mr. Connolly and Mr. Fontaine . Those opposed: None. Those abstaining: None.

OPEN TO PUBLIC: The meeting was open to the public at 7:45 pm with no one coming forward the public portion was closed.

DISCUSSION:

Members debated at length on the subject of the Wind Turbine installation at the Cape May Elementary School and the impact it will have for the Historic District. Member Carroll will submit a letter (via email) to Vice Chairman Fontaine that will address the HPC concerns to be presented to the Cape May Elementary School Board.

Motion to adjourn the meeting was made by Mr. Clemans, seconded by Mr. Furlin with all in favor at 8:20 pm.

A verbatim recording of said meeting is on file at the Construction/Zoning Office.

Respectfully submitted: Edie Kopsitz – Secretary