

**TOWNSHIP OF DENNIS**

**TOWNSHIP COMMITTEE  
WORKSESSION AGENDA**

**JUNE 01, 2015**

**4:30 P.M. (prevailing time)**

**CALL TO ORDER:**

Mayor's announcement: The notice requirements provided for in the "Open Public Meetings Act" have been satisfied. Notice of this meeting was properly given by posting a copy of the notice on the Municipal Clerk's bulletin board and by publishing a notice in the official newspaper of the Township.

**FLAG SALUTE:**

**ROLL CALL OF MEMBERS PRESENT:**

\_\_\_ DiCicco, A.; \_\_\_ Salimbene, L.; \_\_\_ Tozer, D.; \_\_\_ O'Connor, B.; \_\_\_ Murphy, J;

**SPECIAL PRESENTATIONS OR DISCUSSIONS:**

Dennisville Historic Home Owners Association ref. Expansion of the Dennisville Historic District.

**DEPARTMENTAL REPORTS AND PROJECT UPDATES:**

**Admin & Finance:**

Nothing Pending.

**Engineering:**

Nothing Pending.

**Construction:**

Nothing Pending.

**WORKSESSION AGENDA  
PAGE 2**

**Legal:**

Nothing Pending.

**RESOLUTIONS:**

Nothing Pending.

**ORDINANCES:**

Nothing Pending.

**MOTION TO ADJOURN THE MEETING:**



## Dennisville Historic Home Owners Association

PO Box 311 Dennisville, NJ 08214-0311

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June 27, 2014

Dennis Township Committee  
Township of Dennis  
PO Box 204  
Dennisville, NJ 08214-0204

Re: Expansion of Dennisville Historic District

Dear Members of Township Committee:

In April 2011 the DHHOA unanimously approved a resolution to resurvey the Dennisville Historic District and survey a possible South Dennis Historic District which was previously determined by the NJ State Historic Preservation Office. We contracted with Joan Berkey, Historic Preservation Consultant for \$8,979.00. The project was completed in September 2013.

From the beginning this project was envisioned to have 2 phases: (1) the resurvey of the Dennisville Historic District and the survey of a possible South Dennis Historic District and (2) the expansion of the Dennisville and / or South Dennis Historic District. The recommendation of the professional consultant and the thinking of the DHHOA are to pursue the expansion of the Dennisville Historic District only at this time. The significant structures in South Dennis are already on the National and State Registers of Historic Places. The cost of this proposal is \$6,413.00 plus unanticipated costs. We expect that the nomination will be ready to forward to the State Historic Preservation Office by mid 2015.

Joan Berkey has successfully conducted 3 district nominations to the National and State Registers of Historic Places in Cape May and Atlantic Counties, has assisted on numerous others and has completed individual site nominations. Much to our satisfaction, Joan has cultivated wonderful working relationships with the folks at the SHPO.

As I am sure you realize, any change in the Dennisville Historic District boundaries does not mean any restrictions such as people think of when they think about Cape May. We do not have a Historic Preservation Commission (HPC) which would implement such restrictions. However, expansion of the district would afford some protections as far as any road projects involving Federal, State or County funding.

If there are any questions, please feel free to contact me at [jaxcon@verizon.net](mailto:jaxcon@verizon.net) or at 861-1338. Also as we progress through this project please feel free to direct any questions from the general public to me.

Sincerely yours,

Jack Connolly

Cc: Joan Berkey, Historic Preservation Consultant



## Dennisville Historic Home Owners Association

PO Box 311 Dennisville, NJ 08214-0311

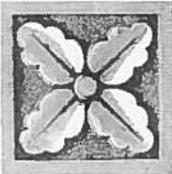
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Dennisville, NJ – August, 2011

In early 2011 the Dennisville Historic Home Owners Association commissioned a resurvey of the Dennisville Historic District. Since the original survey in 1987, further research has been done and new information has come to light concerning many of the historic properties in the district. Possible future encroachments upon or near the current district boundaries have encouraged the DHHOA to pursue these clarifications and lay the ground work for a possible expansion of the Dennisville Historic District or the creation of a new or adjunct Historic District to include the immediate surroundings.

Below you can read more details from the proposal of “Joan Berkey, Historic Preservation Consultant” with whom the DHHOA has contracted to perform this re-survey.

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*Joan Berkey*  
*Historic Preservation Consultant*

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707 North Delsea Drive Cape May Court House, NJ 08210 609-861-2208/ Joan123B@aol.com

### PROPOSAL BY JOAN BERKEY AND MICHAEL CONLEY TO PROVIDE CONSULTING SERVICES

to the  
Dennisville Historic Home Owners Association

January 28, 2011

**Purpose:**

The Dennisville Historic Homeowners Association (hereafter referred to as "DHHOA") is interested in exploring the potential for expanding the Dennisville Historic District beyond the existing State and National Register-listed boundaries. The present boundaries, established in 1987, include 63 buildings, 1 cemetery, 1 archaeological site, and 4 vacant lots within the unincorporated village of Dennisville in Dennis Township, Cape May County. Historically, Dennisville's residents included those who lived in the nucleated village as well as those who lived on the outskirts along what is now Route 47 to the north and on Fidler and Academy roads, in addition to those living in what is now South Dennis, along both Route 47 and Schoolhouse Lane.

Recognizing that changes to the Dennis Township master plan, improvements by the State DOT along Route 47, and the inevitable return of private real estate development have the potential to threaten historic resources within the greater Dennisville area, the DHHOA seeks to take a proactive stance by examining the feasibility of expanding the historic district to offer greater protection to more historic sites.

Since 1970, the State of New Jersey has recognized and protected historic properties with a straightforward and effective law, the New Jersey Register of Historic Places Act (N.J.S.A. 13:1B-15.128 et seq.). The law allows historic properties to be nominated and entered in the New Jersey Register of Historic Places, which is maintained by the Historic Preservation Office. Once a property is listed in the New Jersey Register, any public undertaking that would "encroach upon, damage or destroy" the registered historic property must be reviewed pursuant to this law and receive prior authorization from the Commissioner of the Department of Environmental Protection. Strictly private undertakings are not reviewable. Similar protections are offered for projects using federal monies (typically road widening or sweeping development programs funded by the federal government) that will impact buildings or districts listed in the National Register of Historic Places. The Dennisville Historic District is listed in both Registers and thus has protection for projects undertaken by local, county, state, and federal entities.

### **Scope of Work:**

Joan Berkey, historic preservation consultant, and Michael Conley, architectural historian, therefore propose to provide the following consulting services:

#### Survey of the Buildings within the Expanded District and Re-survey of the Existing District

In order to expand the historic district, those buildings which will be added to the district must be surveyed and evaluated. Berkey, Conley, and Jack Connolly have already conducted a "windshield survey" that preliminarily determined defensible new boundaries and decided that in addition to the 63 buildings/sites within the current district, approximately another 34 on the north side of Dennis Creek have the potential to be considered as contributing to the historic significance of the expanded district. Similarly, the district might *potentially* be expanded to include South Dennis which contains an additional 46 historic structures that will be surveyed as well. There are also numerous non-contributing buildings (typically 50 years old or less) that must be surveyed, as well.

Since the Dennisville Historic District was created in 1986, the format and standards for describing each building within an historic district have significantly changed and demand that more information is compiled for each structure. Thus, the scope of proposed work for this project is

twofold: first, each building in the current district will be re-documented (as described below) and second, each building to be part of the expanded district will be documented in the same manner.

The documentation of each building will be conducted as follows. The surveyor, Michael Conley, will personally examine the exterior of each building, document it through digital photographs (façade and both side elevations), and take field notes about the building's architectural details. He will then complete a base survey form for each building in the manner specified by the State Historic Preservation Office's Guidelines for Architectural Survey, Section 2: Reconnaissance-Level Surveys.<sup>1</sup> This 2-page form, in Word format, consists of identifying information (block, lot, address, etc.), a photograph, a location map, a written description of the building that notes the building's architectural style, significant character-defining features, original details and later alterations, an assessment of the building's status within the district (key, contributing, non-contributing), and any other relevant information (e.g. historic photographs, depiction on historic map) known about the building. Mr. Conley will also add whatever pertinent information he knows about each building acquired in the course of his extensive research about Dennisville, including local anecdotes.

Ms. Berkey will review and edit Mr. Conley's survey forms, adding additional historical information, photographs, and/or details if needed.

#### Historic District Survey Report

Ms. Berkey will then write the historic district survey report to accompany the survey forms. The report will be written with the content and format specified in the New Jersey State Historic Preservation Office's Guidelines for Architectural Survey. The report includes an introduction, a short discussion of the research methodology, an explanation and justification of the historic district boundaries, a discussion of the setting, a history of the survey area (historic overview) that provides an understanding of the different forces that shaped community development, a statement of the district's significance within National Register criteria, a bibliography, copies of relevant historic photographs and maps, and a tax map of the district color coded to each building's status within the potential expanded district. The report will also make a recommendation that either (1) the South Dennis buildings are included with the Dennisville Historic District, or (2) should be part of a separate historic district.

The report, combined with the survey forms, provides the DHHOA (and the Township) with a planning document that can be used in several ways. First, it can be submitted to the State Historic Preservation Office as an amended nomination to the State and National Registers, ultimately creating a formal, expanded district first subject to review and approval by that office, then the State Review Board for Historic Sites, and finally by the National Park Service. Second, it can be used to guide advisory recommendations to the township's planning and zoning boards on matters relating to buildings with the existing and proposed historic district. The survey and accompanying report can also help the DHHOA to establish guidelines and ordinances (e.g. to create a historic district commission) for the preservation of historic buildings within the district(s) if it determines that is a desirable undertaking.

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<sup>1</sup> this booklet can be found on-line at: <http://www.state.nj.us/dep/hpo/1identify/survarchit.htm>



## Dennisville Historic Home Owners Association

PO Box 311 Dennisville, NJ 08214-0311

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October 19, 2010

Dennis Township Committee  
Township of Dennis  
PO Box 204  
Dennisville, NJ 08214-0204

Re: (1) NJ Historical Commission Grant request  
(2) Sub Domain on Website  
(3) Christmas Wreath Project

Dear Members of Township Committee:

The DHHOA has filed a grant with the NJ Historical Commission for \$7,575.00 with DHHOA matching funds of \$1,250.00 to resurvey the Dennisville Historic District as well as surveying pertinent areas of South Dennis and North Dennis. If the DHHOA in fact receives the grant it will provide for further protections for the Dennisville Historic District as well as the Township of Dennis. Once the (re)survey is complete we will investigate the option of either expanding the Dennisville Historic District or amending the district to include an adjunct district or 2.

Upon receipt of the grant, the DHHOA will want to furnish the (re)survey results on the website—public access for public funding. After consultation with the webmaster, it is being recommended to create a sub domain (as was done for the Senior Center) to replace the existing DHHOA web page. This would provide for the inclusion of the fact sheets resulting from the (re)survey in addition to furnishing more information surrounding the Historic Dennisville Christmas House Tour (Saturday, Dec. 18, 2010). The webmaster estimates an approximate \$250.00 to effect the change which would not occur before 2011.

The DHHOA is set to complete the Dennisville Historic District Christmas Wreath Project. For the 2010 / 2011 Holiday period there will be a total of 15 lighted wreaths through the village including 4 new "all LED" private pole wreaths at the 3 village entries and 1 across from the Township Museum.

**Township Committee members are invited to the DHHOA annual meeting which will occur on Monday, December 6, 2010.** Formal invitations will be mailed in early November.

Sincerely yours,

Jack Connolly  
President



## Dennisville Historic Home Owners Association

PO Box 311 Dennisville, NJ 08214-0311

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May 19, 2015

Dennis Township Committee  
Township of Dennis  
PO Box 204  
Dennisville, NJ 08214-0204

Re: Expansion of Dennisville Historic District

Dear Members of Township Committee:

The Dennisville Historic Home Owner's Association has hired Joan Berkey, an architectural historian who lives in South Dennis, to expand the present Dennisville National Register Historic District. Currently the westernmost property in the district is the late Babbitts' house + cemetery on State Route 47. We are proposing to expand the district further to the west on SR47, almost to Ludlam Mill Pond. The Homeowners Association is concerned that the state may someday propose widening Route 47 and believes it would be harder for them to accomplish that if more of the buildings along SR47 were included in the Dennisville Historic District. The expanded district will also include Johnson Lake/Mill Pond which is currently excluded. The expanded district will include the Ludlam Schoolhouse which has already been determined to be eligible for individual listing in the National Register.

In order to expand the district, a majority of the building and/or site owners must approve, but approval/disapproval is only needed from those who are not already in the district. This involves 13 owners along Route 47, and about 10 around the lake whose property lines extend into the lake. Because the schoolhouse would be included in the expanded district and is owned by the township, we would like to discuss the district expansion at a committee work session. Please advise us which date you suggest.

If there are any questions, please feel free to contact me at [jaxcon@verizon.net](mailto:jaxcon@verizon.net) or at 861-1338. Also as we progress through this project please feel free to direct any questions from the general public to me.

Sincerely yours,

Jack Connolly

Cc: Joan Berkey, Historic Preservation Consultant