

## Caper Tigers battle Red Raiders in CAL title game

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## House of the week

Real Estate Resource



169th YEAR NO. 21 CAPE MAY, N.J. Serving America's National Historic Landmark City WEDNESDAY, MAY 24, 2023 \$1.00

# Airport terminal gets off the ground in Lower

Multimillion-dollar project continuation of efforts to generate business at site in Erma



Jack Fichter/CAPE MAY STAR AND WAVE

Officials and guests donned leather caps, flight goggles and scarves reminiscent of biplane pilots May 18 during the ground-breaking for a new terminal at the Cape May County Airport.

By JACK FICHTER  
Cape May Star and Wave

ERMA — Representatives from the Delaware River and Bay Authority joined elected officials from Lower Township and Cape May County on May 18 to break ground on a new terminal building at the county airport.

Officials donned hardhats and turned ceremonial shovelfuls of dirt followed by a photo opportunity in which they and their guests donned leather caps, flight goggles and scarves reminiscent of biplane pilots from the World War I era.

The project is estimated to cost \$7.4 million. The county will provide about \$250,000 in direct support, with additional funds committed to roadway and parking enhancements in the immediate vicinity. The project is expected to be substantially complete in the first quarter of 2024.

The 5,400-square-foot building,

'It's been the culmination of a number of years of work not only just for this building but really the transformation of this airport over the past 20 plus years.'

—Thomas J. Cook,  
executive director, DRBA

which will contain offices, meeting space, customer support spaces and public lobby space, will be positioned at the junction of Hornet and Forrestal roads on the airport apron. When completed, fixed based operations (FBO), fueling and other aviation-related functions will be centrally located at the airport.

The project also includes demolition of two hangars and related hazardous material abatement, vehicle

and pedestrian access gates, asphalt parking lot, exterior lighting, building signage, hardscaping, utility ties, stormwater mitigation and landscaping.

Arthur J. Ogren Inc. of Vineland will be the general contractor.

"It's been the culmination of a number of years of work not only just for this building but really the transformation of this airport over the past 20 plus years," said Thomas J. Cook, executive director of the DRBA.

County Commission Director Leonard Desiderio said the terminal would help the airport become an economic engine for the township and county.

Commissioner Will Morey said general aviation is a growing industry and more people would be arriving in the county by private plane.

Stephen Williams, deputy execu-

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## BOEM issues impact report on wind farm

FEIS rates expected effects on wildlife, fishing, skyline

By DAVID NAHAN  
Cape May Star and Wave

OCEAN CITY — The federal Bureau of Ocean Energy Management's Final Environmental Impact Statement (FEIS) on the Ocean Wind 1 offshore wind farm released Monday is another massive document.

Within the statement, BOEM assesses potential effects and labels them from negligible to major on things ranging from bats and sea turtles (negligible, minor) to North Atlantic right whales (moderate to major) to scenic and visual (major).

The FEIS, which is more than 2,300 pages, is another major step in the plan by Danish company Ørsted to build as many as 98 massive wind turbines off the coast of Atlantic and Cape May counties to produce 1,100 megawatts of electricity, part of Gov. Phil Murphy's 2024 Energy Master Plan that sets a goal of 11,000 MW of power generated by offshore wind by 2040. (The Draft Environmental Impact Statement was more than 1,400 pages.)

### Negligible to major impacts

The FEIS lists the effects ranging from negligible to major on a range of items.

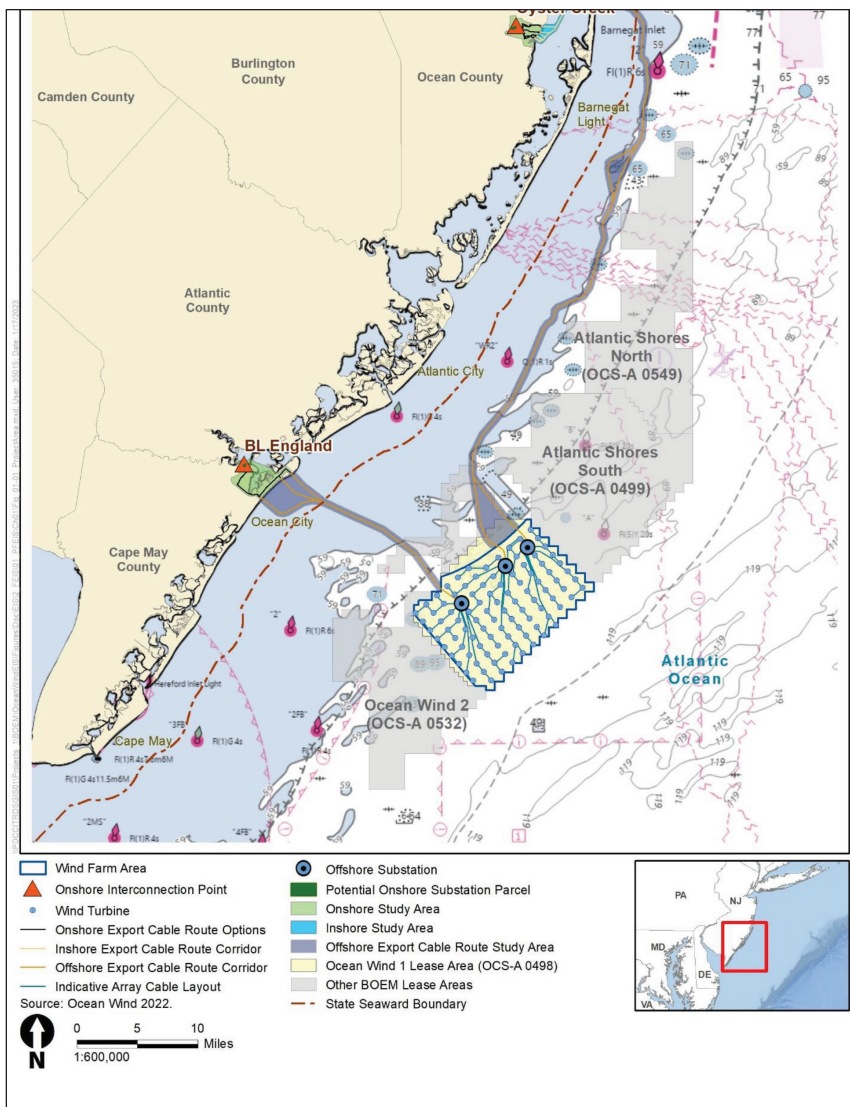
The report says there will be minor to major effects on commercial fisheries and minor to moderate impacts on for-hire recreational fishing depending on the fishery or fishing operation.

It anticipates a moderate impact on navigation and vessel traffic and minor for most military and national security aspects, except for search and rescue activities, which it lists as moderate.

It does expect moderate to major impacts on scientific research and survey vessels.

The major impact on some fisheries and fishing operations "is primarily driven by regulated fishing effort and climate change because of the potential disruptions to fishing operations in the project area. The impacts ... could also include long-term minor to moderate beneficial impacts for certain commercial fisheries and some for-hire recreational

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## BOEM: Analysis 'in support' of Biden-Harris energy goals

By DAVID NAHAN  
Cape May Star and Wave

The federal Bureau of Ocean Energy Management (BOEM) announced Monday it has completed its Final Environmental Impact Statement on the Ocean Wind 1 offshore wind farm project.

It is another step forward in the plan to place as many as 98 wind turbines off the coast of Cape May and Atlantic counties.

BOEM noted it completed the environmental analysis "in support of the Biden-Harris administration's goal of deploying 30 gigawatts of offshore wind energy capacity by 2030."

"BOEM continues to make progress towards a once-in-a-generation opportunity to build a new clean energy industry in the United States," BOEM Director Elizabeth Klein stated in the

May 22 press release. "Offshore wind is a critical component of the Biden-Harris administration's strategy to tackle the climate crisis, while creating good-paying jobs and ensuring economic opportunities are accessible to all communities."

Danish company Ørsted is the company behind the project.

According to BOEM, if all 98 wind turbine generators (WTGs) are approved for installation, the estimated capacity range would be from 1,215 to 1,440 megawatts, capable of powering as many as 504,000 homes per year.

"If approved, Ocean Wind 1 will be the third commercial-scale offshore wind project located on the U.S. Outer Continental Shelf approved by the Biden-Harris administration," the release states.

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## Board OKs first design standard update in years

Definitions, examples provide clear picture of what's allowed

By JACK FICHTER  
Cape May Star and Wave

CAPE MAY — The city's Historic Preservation Commission (HPC) approved an update of its design standards for restoration and new construction for the first time in more than 20 years.

On May 15, Steven Smolyn, of Architectural Heritage Consultants, presented a final draft of the HPC's updated historic design standards. He said the new standards book would be available online. The update represents many hours of work by an HPC subcommittee and Smolyn.

The introduction notes the HPC conducts three types of reviews — informational, conceptual and final — while subcommittees handle minor issues that do not require a hearing of the entire board.

The standards have a QR code that links to the HPC application form and indicates the material that needs to be submitted, Smolyn said.

Applicants for buildings that contribute to Cape May's historic district can follow text in blue boxes throughout the standards. It notes "key contributing buildings" are more thoroughly scrutinized from the HPC.

The updated standards define "minimally visible," which can apply to garbage cans, solar panels or an addition to a structure as able to be seen but "does not call attention to itself or detract from significant architectural features of the building."

Smolyn said additions on secondary or rear facades can be minimally visible

but are reviewed on a case-by-case basis within their streetscape context.

"Not visible" is defined as not being able to be seen by a person standing in any public thoroughfare, which includes streets, public parks and the Promenade. He said vegetation, foliage and fencing are not considered to block visibility because they can be removed.

The updated standards include items that are appropriate for the historic district and items that are inappropriate. A diagram recommends not entirely enclosing a front porch so the articulation of the posts is not lost, according to Smolyn.

Foundation piers must have framed lattice work infill, according to the standards. The draft contains photos of inappropriate solar lights, fences and doors.

Commissioners debated whether the HPC should control fonts used on commercial signs.

"With branding, no company is going to give up their logo in order to make it look like our font," HPC Commissioner Janice Wilson Stridick said.

HPC Chairman Warren Coupland said the standards should show examples of appropriate fonts for signs. HPC Commissioner Tom Carroll said size, wood and color of signs are more crucial.

The standards note window air conditioners should not be installed in the front of historic properties if possible and placed in a side window if possible.

Solar panels may be acceptable on a house with a relatively flat roof but not

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