

**Chesterfield Township
Historic Preservation Commission Minutes
February 21, 2018**

Meeting called to order 7:02pm.

Reading of compliance with open public meeting notice.

Roll call - ALL members and alternates in attendance: Debbie Kelly, Karl Braun, Matt Weismantel, Jon Davis, David Layton, Jim McKeown, Harry Williams

Approval of January 10, 2018 Minutes with minor typo correction. Voice vote was unanimous for approval.

No additions made to the agenda.

Policies Document - After discussion of feedback from Chesterfield Township lawyer, a motion was made for approval by Matt Weismantel and seconded by Jon Davis. Voice vote was unanimous for approval.

Certified Local Government -

All were asked to either have attended the formal training in the past or on March 10, 2018 in Bordentown or to complete on-line training before the next meeting in March so that we can move forward with seeking status as a Certified Local Government. Debbie Kelly will send out the link to the on-line training option.

New Business

- Informal Discussion of Mincemeat Factory and short presentation by potential developer Vincent Pocino, a township resident and property developer with a deposit on the factory property. He will be seeking demolition and wanted to discuss thoughts that commission might have about the building and planning for the future. Glenn McMahon, Chesterfield Township Construction Official, was in attendance and mentioned that demolition will be much more direct a request since the factory has been designated as an imminent hazard and needs to be demolished for safety reasons as soon as possible. This status overrules any other township considerations. There was a discussion about the difficulty of demolition by neglect that affects so many historic buildings. Mr. Pocino would like to work in as much of the historic material as is salvageable in new residential buildings and would also want to work hard to maintain the historic fabric of the property. He hopes to be back soon with a more detailed proposal.

(Matt Weismantel departed the meeting at 8:06.)

- There was a lengthy discussion about the issue of demolition by neglect in the township. Glenn McMahon explained the process the township uses when notified of a neglected

property and encouraged Commission members to let him know if we see a historic property in a neglected or distressed state. The township goes through a process of finding and contacting the owners (which may be a bank) and fines them if they do not maintain the property.

- A motion to approve the Certificate of Appropriateness Application and a letter to homeowners in the historic district was made by Jon Davis and seconded by David Layton. The motion was unanimously approved. These documents will be forwarded to the Planning Board for information purposes.
- A public information brochure developed by Jon Davis was reviewed and approved with a few suggestions.
- The idea of collecting historic materials from homes that are being demolished in the township and working with the Chesterfield Township Historical Society to store the salvaged materials and sell them as a fundraiser was discussed. The Commission will explore this idea in the future.

Meeting Adjourned at 9:03—motion made by Karl Braun, seconded by Jim McKeown and approved by unanimous vote.

Next Meeting is scheduled for March 14 2018 at 7pm.