

**Chesterfield Township
Historic Preservation Commission
Regular Meeting
July 10, 2019**

Debbie Kelly
Karl Braun
Matt Weismantel
Jon Davis
Eugene Cardonet
Jim McKeown
Matt Litt
Denise Koetas-Dale - Township Committee Rep.

Meeting called to order 7:01 p.m.

Call to Order.

Statement of compliance with the Open Public Meetings Act.

Roll call

ALL listed members and alternates, as indicated above, were in attendance.

Approval of June 2019 Minutes of Regular Meeting

Jon Davis made a motion and seconded by Eugene Cardone for approval of Regular Meeting Minutes. All were in favor.

Addition to Agenda

- Discussion - SCHUMM - 19 Chesterfield Georgetown Road, Block 900 Lot 14 - Construction of module home on the property in the historic district
- COA - Watson - 454 North Main Street - Emergency Application for Roof
- Update - Agudelo - 614 Chesterfield-Arneytown Road - Window size and placement
- Old Municipal/ School Building
- Crosswicks Firehouse/ School Building

New Business

- COA – Platz – 11 Chesterfield Georgetown Road, Block 900, Lot 14.01
 - House is of new construction within the historic district but before the creation of the HPC.
 - Grant Platz was in attendance to speak.
 - The fence needs to be replaced, along with shutters and a new detached garage.
 - The stone driveway will be extended a few feet meet the new detached garage.
 - The detached garage should meet set back requirements when it goes before the Planning Board.

- Carriage door design will be used on new garage doors and will replace existing garage doors on the house.
 - Shutters will be at least half width of the existing windows.
 - **Matt Weismantel made a motion 2nd by Jon Davis to approve the application as presented with shutters of the half-size width and Mr. Platz's request that the fence will start at 6 feet and reduce to 4 feet closer to the property line. All garage doors will be carriage-style. Also, the fence may be of natural wood or SimTek Walnut Brown Composite Fence Paneling. Yes, votes were unanimous.**
- COA – Crosswicks Society of Friends – Block 201, Lot 16
 - No one was in attendance for the applicant.
 - **Matt Weismantel made a motion 2nd by Karl Braun to approve the application as presented. The yes votes were unanimous.**
- COA – Sandoval, Blook 201, Lot 6.01, 31 Brick Alley [Correction of typo from agenda.]
 - No one was in attendance for the application.
 - **Matt Weismantel made a motion 2nd by Karl Braun to approve the application as presented. The yes votes were unanimous.**
- Aidan Quinn – Eagle Scout Project, Historic District signage discussion
 - Aidan Quinn was in attendance and presented his proposal showing the poor condition of current signage.
 - Agreed that with the help of the Crosswicks Community House and Chesterfield Township Historical Society in raising the required \$750 for this project that the project will including nine new signs as presented during the meeting marking the corners of the historic districts in Chesterfield Township.
 - Five signs for Crosswicks
 - Four signs for Chesterfield
 - Review of the map for the location of the signs.
 - Township will be helping with the project and seeking approvals from County.
 - Mr. Quinn will put together all fundraising materials for Mr. McKeown and Ms. Kelly to share with their respective organization and social media.
 - **Karl Braun made a motion 2nd by Matt Weismantel to approve the application as presented and outlined during the discussion above. The yes votes were unanimous.**

Aditions to Agenda

- Discusion - SCHUMM - 19 Chesterfield Georgetown Road, Block 900 Lot 14 - Construction of module home on the property in the historic district
 - Diane and George Schumm were in attendance for the discussion.
 - Advice from HPC during the discussion:
 - Garage doors on the house should not face the street directly.
 - The window should be six over six, as shown in the drawings.
 - Request that the Schumm's review common elements on houses in their historic district to see how these designs could be echoed or reflected in their final home.
 - The HPC look forward to reviewing their final plan once completed.

- COA - Watson - 454 North Main Street - Emergency Application for Roof [Applicant provided no Block or Lot Information.]
 - No one was in attendance for the applicant
 - Ms. Kelly expressed concern that she had spoken with both the homeowner and the Roofing Firm (DeFrehn Roofing) that they would stop removing any more roofing materials until today's review.
 - Ms. Kelly reported that as of today the roof had been completely removed and replaced, which was not at all the agreement once the DeFrehn Roofing had admitted to her that they had not followed through as required an applied for a COA from the HPC.
 - **Karl Braun made a motion 2nd by Jon Davis to approve the application but with the recommendation that the Township building inspector imposes the maximum fine allowed to the homeowner for proceeding with all work before the emergency COA approval. The yes votes were unanimous.**
- Update - Agudelo -Agudelo - 614 Chesterfield-Arneytown Road
 - Karl Bruan and Jon Davis reported that that the current status of this new home once again is outside the agreed to plans presented to the HPC. This time related to the size and placement of windows.
 - **Matt Weismantel made a motion 2nd by Eugene Cardonet to authorize Ms. Kelly to bring the HPC's concern about the window to the Township building department for enforcement. Additional Ms. Kelly should copy any correspondence on this issue with the Planning Board so that they are aware of this new problem.**
- Old Municipal/ School Building
 - This building was discussed at Township Committee hearing with Ms. Kelly and Mr. Litt in attendance and supporting the position that this building should be preserved and not torn down.
 - Grants will be sought to develop a plan for this building and also to provide funds to stabilize to maintain it for future use.
 - Ms. Koetas-Dale indicated that support from the community would be essential if this building is to survive and that efforts should be made to bring attention.
 - Ms. Kelly will be posting old photos and information about the building on the Historical Society Facebook site.
- Crosswicks Firehouse/ School Building
 - Mr. Litt has done some investigations, and it continues to be unclear when the building will become unused by the Fire Department and returned to the Board of Education.
 - There is no clear concept of what to do or how to deal with this building.
 - Mr. Weismantel mentioned that a similar school building in Freehold was designated for redevelopment to provide senior housing apartments. Perhaps this might work for this building?
 - Mr. Litt will continue to monitor the situation and update the HPC.

Old Business

- Revisions to HD ordinance approved by Township Committee, SHPO review underway

- Ms. Kelly provided an update that the NJ State representatives are reviewing our revised applications, and we hope to have feedback soon.
- Vince Pocino – blacksmith shop on mincemeat factory property – discuss proposed change to door
 - Mr. Pocino was in attendance for the discussion
 - Mr. Pocino presented information and possible designs for a commercial quality front door for the blacksmith shop.
 - Ms. Kelly will write a note of indicating the HPC approval of the design for the commercial quality door of glass and walnut coloring and black trim.
- Mr. McKeown reported that research continues on window requirements within the historic districts and hopes to have an update soon.

Public comments and questions

- None

Matt Weismantel made a motion to adjourn and seconded by Jon Davis at 9.11 p.m, and all were in favor.

**The Historic Preservation Commission's Next Meeting is Wednesday,
August 14, 2019, at 7 p.m.**