

**Chesterfield Township
Historic Preservation Commission
Regular Meeting
September 11, 2019**

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

Meeting called to order 7:00 p.m.

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 requested several small edits shared with Debbie Kelly.
Jon Davis made a motion and seconded by Eugene Cardone for approval of Regular Meeting Minutes. All were in favor with abstentions by Debbie Kelly and Matt Litt

Addition to Agenda

- Denise Koetas-Dale reported that the Township Committee supported a League of Municipalities resolution over growing state-wide concern about the new fast track/ non-building permit process for items like roof replacements, etc. This new policy is impacting the ability of HPCs to review and maintain standards in historic districts.

New Business

- **COA – MALISON** - 10 Chesterfield-Georgetown Road, Block 600, Lot 20
 - Cindy and Joe Malison were in attendance and presented their application.
 - The current windows on the house are of poor quality and they are planning to be replaced and brought back to historic arrangement. The will be two 6 over 6 Anderson windows.
 - Consideration of removing siding from the application but decided to proceed.
 - **Matt Weismantel made a motion, 2nd by Jon Davis to approve the application as presented.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Matt Weismantel - Yes**

- **Jon Davis - Yes**
 - **Eugene Cardone - Yes**
 - **Matt Litt - Yes**
- The Malison's pointed out the COA form indicated that lighting and landscaping changes need to be reviewed by the HPC. The HPC agreed that this is an error on the form and would have it removed.
- **COA - HAVERFORD ASSOCIATES** - 438 Ellisdale Road, Block 302, Lot 3.01 - Construction of modular home on the property in the historic district
 - Bruce Gndt, 80 Old York Road, principle was in attendance to present application and discussion.
 - COA submitted to help receive feedback or approval for the proposed construction. This will be the first of 3 homes zoned for that property.
 - Debbie Kelly mentioned that a simple farm house design is often the best goal for designs for new homes in the Crosswicks' historic district.
 - Hardie Plank or similar must be used on exterior sides visible from the road. Smooth texture is the appropriate type for historic district. Clapboard must be of 4 inch width.
 - Shutters can be of non-wooden construction but have to be half the width of the windows and appear as though they could close over the window.
 - Two panel windows and louver on top, 6 over 6 is required. Crossheads must be provided on the lower windows of the home. Basement windows are not a concern of the HPC. Windows should be symmetrical on the side of the homes.
 - House should have a porch that can be used and the size and configuration should be mixed so as to avoid replication with the other planned homes on the site. Consideration should be given to metal roofs for porches.
 - The house designs should also be mixed and not replicate each other
 - The front door must be consistent with the submitted drawings for the application.
 - There are limited requirements by the HPC for the rear facing portion of the home.
 - The HPC does not specify colors - although Mr. Gndt indicated that he would welcome advice.
 - The homes will have detached garages and garage doors should have windows at the top and appropriate crown molding.
 - **Matt Weismantel made a motion to approve the COA as submitted with the specifications listed above. Jon Davis 2nd the motion.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Matt Weismantel - Yes**
 - **Jon Davis - Yes**
 - **Eugene Cardone - Yes**
 - **Matt Litt - Yes**
 - Agreed that Debbie Kelly would share her approval letter to the Planning Board with Mr. Gndt.

Old Business

- **Update on CLG application** – Request that the final approved resolutions about the HPC be combined into a single document. Debbie Kelly and Denise Koetas-Dale will meet to see if this can be done by them and then potentially resubmitted to the Township Committee for final approval.
- **Historic Building Survey** – Discussion if it might be possible for the approximately 150+ buildings in Chesterfield to be updated by volunteers and then use any potential grant funding on the more complex development of a Standards and Criteria Guide for the HPC. Debbie Kelly offered to look into successful volunteer programs in other towns and would see if we might be able to have someone come and present on what this work and effort required. Debbie Kelly will also distribute via email a copy of the Historic Registry Forms that would be used for this project.
- **Discussion of design standards for siding and windows** – This is becoming increasingly important and need to address new construction in a historic district, replacement of siding and windows that have already been replaced with modern materials in the past, and the issue of replacement vs. replacement of existing wood siding and windows. Eugene Cardone agreed to put together a document outlining possible standards that can be reviewed, discussed and approved by the HPC at a future meeting. Debbie Kelly asked the members of the HPC undertake a web search for the issue of “Siding and Historic Preservation” as there is a great deal of useful information and discussions of the problem out there and it would help inform our future discussions. Also led to a discussion about the issue of home values and the expenses related to the use of appropriate materials. What is the correct balance? Although difficult to establish the work of the HPC in the long term it can have significant positive impact on housing values in a historic district. Often we hear “we are not like x or y town” but in truth these example towns have been so successful because they have had good quality HPC, standards and criteria in place for a long time and this work has had strong positive impacts on the community.

Public comments and questions

- None

Matt Weismantel made a motion to adjourn, seconded by Jon Davis at 9:00 p.m, All were in favor.

**The Historic Preservation Commission’s Next Meeting is Wednesday,
October 9, 2019 at 7 p.m.**