

**Chesterfield Township
Historic Preservation Commission
December 7, 2021**

Karl Braun
Debbie Kelly
Robert Forwood
Jennifer Lynch

Chairman Braun called the meeting to order at 7:00pm.

The Open Public Meeting Statement was read and compliance noted.

Roll call

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

Approval of October 2021 Minutes of Virtual Meeting

Debbie Kelly made a motion seconded by Jennifer Lynch to approve the October 5, 2021 minutes. All were in favor.

New Business -

COA – Fenick 463 LLC. 463 Main St. Block 300 Lot 5

Vince Pocino was in attendance discussed basement on the front of the house. He would like to replace with vinyl wrapped windows. Presently they are hinged single pane divided, the sills are rotted. Debbie Kelly recommended the window remain divided. The porch was approved with columns to the knee wall. When removed, renovating it was discovered the knee wall was rotten and removed. The columns will be 4" Square covered in PVC. The footprint will remain the same. In addition, there are 2 chimneys which are stucco over brick; the finished masonry could be either a parged/stucco cement finish or thin set brick veneer. Debbie Kelly asked about the center front window on the second floor. He stated it was flanked and not the same as the center window; they have been removed.

Debbie Kelly made a motion seconded by Jennifer Lynch to recommend approval to the Planning Board for the porch to have 4" square PVC covered columns full length; the two chimneys will have either thin brick veneer or parged/stucco and the two front basement window will be a divided window. All were in favor.

2022 BUDGET

Karl Braun explained the budget submitted for this year will include funds for the solicitor to attend meetings on occasion when needed and additional funds to follow up on the standards that are being prepared. A professional has presently been hired to begin the process of gathering information and put together standards that reflects the uniqueness of the Township.

Old Business –

Discussion regarding the new guidelines - Valerie Jones asked if there will still be fees and if the guidelines will be expanded. In addition what if the resident can't afford what is in the guidelines. Ms. Kelly stated the fees have nothing to do with the guidelines. Part of the process of adopting the new standards will be two public hearings and that is when the public will be a part of the process. Ms. Kelly encourages residents to come to those public hearings. Mr. Braun stated that affordability must be a factor.

There was discussion regarding how a person is notified of the requirements if they purchase in the historic district.

Discussion regarding old blacksmith shop – Vince Pocino stated the building is complete. They now have the wetlands buffer approved from the state. He will now begin to discuss the general concepts with representatives from the Township. The blacksmith shop is under contract to sell but he cannot settle until the subdivision of the entire parcel is approved.

Public comments and questions –

Mike McKeen is concerned about the old school and asked if it could be demolished. Mrs. Kelly stated it would be hard to rationalize demo of that building. The HPC would fight against it.

Debbie Kelly made a motion seconded by Robert Forwood to adjourn the meeting. All were in favor. The meeting adjourned at 8:01 pm.

Respectfully Submitted,

Caryn M. Hoyer
Township Clerk