

**Chesterfield Township
Historic Preservation Commission
Virtual Meeting
March 2, 2021**

Jon Davis – Chair
Eugene Cardone
Debbie Kelly
Karl Braun
Matt Weismantel
Jim McKeown - Absent
Jennifer Lynch - Absent
Lido Panfili - Township Committee Rep.

Meeting called to order 7:02 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 February 2021 Minutes of Regular Meeting

Karl Braun made a motion with minor changes to be made and seconded by Debbie Kelly, for approval of Regular Meeting Minutes.

New Business

- **COA – Bossio-Sabo 37 Church Street Block 301 Lot 1**
Pending owner seeks to extend a second floor bedroom over the first floor exterior deck, move existing rear bedroom window to rear wall of extension, move existing bathroom window to existing rear bathroom wall. Applicant stipulates that all extension work will take place in the rear of the existing structure; all extension work will remain within the footprint of the existing structure; and all extension work will conform to the HPC guidelines and specifications.
Debbie Kelly made a motion requesting additional drawings regarding the addition and the rooftop deck for a continuation to the following meeting, seconded by Matt Weismantel. Suggestion to possibly extend the deck in the rear of the property instead of the rooftop deck.

- **COA – Lynch 476 Main Street Block 201 Lot 14**
Applicant seeks to replace all windows in the house with Anderson 400 Series vinyl-clad wood windows with simulated divided lights (muntins between the two sheets of glass). Applicant seeks to replace the side door with a similar style door. Applicant seeks to build a one-story extension of the existing bathroom addition on the right rear of the house-- walls not to protrude beyond the planes of the main parts of the existing house. Applicant was not in attendance.

Matt Weismantel made a motion requesting additional information for a continuation to the March meeting, seconded by Karl Braun.

- Discussion of the number of buildable lots in Crosswicks and in Chesterfield historic districts and how the township might react to developers wanting to fill in the open spaces with homes.

Don Czehut spoke regarding possible developments within the historic district.

Old Business

- HPC workshop 3/20/2021
- Response letter to Township Committee re: HPC Opinion Letter
- Letter to NJDEP re: Iron Bridge Road Bridge
- Bullock Mansion – Debbie Kelly met with the new owner of the church to discuss options to restore the mansion.
- Black House at OYCC – Walk thru beginning of March

Additions to Agenda

- Matt Weismantel resigns as Secretary and member of the Historical Preservation Commission effective immediately.

Public comments and questions

- None

Karl Braun made a motion to adjourn, seconded by Debbie Kelly at 9:12 p.m., all were in favor.

**The Historic Preservation Commission's Next Meeting is Wednesday,
April 6, 2021 at 7 p.m.**