

**Chesterfield Township
Historic Preservation Commission
Virtual Meeting
April 6, 2021**

Jon Davis – Chair
Eugene Cardone
Debbie Kelly
Karl Braun - Absent
Jim McKeown
Jennifer Lynch
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 March 2021 Minutes of Regular Meeting

Debbie Kelly made a motion with minor changes to be made and seconded by Eugene Cardone, for approval of Regular Meeting Minutes. Abstained Jim McKeown and Jennifer Lynch.

New Business

· COA – Bossio 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 with the footprint of the existing structure; and all extension work will conform to the HPC guidelines and specifications. Rear deck will depend on the results of the survey or letter of interpretation from the DEP.

No action was taken on the application pending approval of the construction office.

· COA – Lynch 476 Main Street Block 201 Lot 14 .

The applicant was not in attendance and the application will be tabled for a future meeting. (Note: the applicant later requested that the application be held until later in the year once their renters have vacated the property.)

· COA – Schimpf, 16 Chesterfield Georgetown Road, Block 600, Lot 24.02

Applicant seeks to remove and replace shingles with IKO Dynasty and remove and replace front door.

Debbie Kelly made a motion, seconded by Eugene Cardone for recommended approval to the Planning Board.

- **COA – Fenick 463, LLC. 463 Main Street Block 300 Lot 5.03 & 5.04** Vincent Pocino was in attendance. The applicant proposed renovations/repairs on the old Fenick house at 463 Main Street, Crosswicks. The Commission added the following stipulations/specifications to the application in order to recommend approval:
 - All replacement windows on the front elevation to be six-over-six. While the windows on the first floor are two-over-two currently, the applicant provided ample evidence that the original windows would have been six-over-six.
 - Shutters to be paneled on the first floor and louvered on the second and are to be only on the front of the house, per applicant's request.
 - Replacement front porch railing to have square spindles.
 - Siding to be smooth finish with six-inch reveal with four-inch corner boards.
 - The window above the front door is to be resized to match the other windows on the second floor. The applicant provided ample evidence that this was the original window size and placement.

The applicant proposed to build homes on Lots 5.03 and 5.04 facing New Street, Crosswicks. The Commission added the following stipulations/specifications to the application in order to recommend approval:

- Front doors are to have divided lights above panels and the sidelights are to be divided.
- The brick home should have a delineation between where the foundation and the brick facade meet.
- The space between the fireplaces and the ground should be addressed so they don't appear to be floating in space.

Debbie Kelly made a motion, seconded by Jim McKeown for recommended approval to the Planning Board.

- **Informal Inquiry – Doug Williams, 276 Sykesville Road**

The resident inquired about the process of having his home added to the Township's inventory of historic properties and possibly having the home added to the National Historic Register.

Old Business

- Bullock Mansion -- Debbie Kelly met with the new owner of the church to discuss options to restore the mansion.
- Black House at OYCC -- Debbie Kelly described the meeting with the architect for the potential developers of the OYCC site.
- Sykesville Houses – Karl Braun was not in attendance, to be discussed at the May meeting.
- Old Municipal Building -- Is to be demolished due to neglect.

Additions to Agenda None

Public comments and questions

Agnes Marsala, 42 Cromwell Dr. Re: Black House at OYCC and potential development

of the property expressed concerns with the potential truck traffic and archeological significance of the site. She expressed appreciation for the work that the HPC is doing. Lorrie Thier, 15 Chesterfield-Crosswicks Rd. Re: Black House at OYCC and potential development of the property is also concerned with the potential truck traffic. Sherry Dudas, 258 Ellisdale Rd. Outlined her curriculum vitae and re: potential development of the OYCC property was concerned with possibility of increased truck traffic and destruction of the agrarian history of the township. She corrected Commission members on the availability of grants for historic preservation. Henry Krzewinski, 10 Front St. Reiterated the afore-mentioned concerns regarding potential development of the OYCC property and with truck traffic going through Crosswicks. Lauren D'Amato, 73 Harker Rd. Echoed the concerns of the previous commenters..

Debbie Kelly made a motion to adjourn, seconded by Jon Davis at 9:35 p.m., all were in favor.

**The Historic Preservation Commission's Next Meeting is Wednesday,
May 4, 2021 at 7 p.m.**