

**Chesterfield Township
Historic Preservation Commission
Meeting Minutes February 1, 2022**

Chairman Braun called the meeting to order at 7:02 pm.

The Open Public Meeting Statement was read and compliance noted.

Roll call:

Present - Karl Braun, Debbie Kelly, Robert Forwood, Jennifer Lynch, James Codella, Jill Moraca, also present was Twp Committee Liaison Denise Koetas-Dale

Absent - Jim McKeown

Election of Officers:

Debbie Kelly made a motion nominating Karl Braun as Chair, seconded by Robert Forwood, all were in favor. Debbie Kelly made a motion nominating Robert Forwood as Vice Chair, seconded by Jennifer Lynch, all were in favor.

Approval of Minutes:

Debbie Kelly made a motion, seconded by Robert Forwood to approve the January 13, 2022 regular meeting minutes. All were in favor.

New Business -

COA – Wu, 29 Chest-Crosswicks Road, Block 302 Lot 31

The applicant seeks retroactive acceptance of the covering of the original vertical tongue and groove wood siding on the barn with new horizontal vinyl siding to prevent decay, the replacement of original broken barn windows with undivided lite windows, and a door on the barn. Ms. Wu spoke on behalf of her family and explained the need to enclose the barn making it weather-tite and saving it for use as a farm storage structure. She further indicated that the condition of the barn is poor and the family knows the barn will not last based on professional advice received from an engineer. She indicated concern that if the vinyl siding must be removed that resulting disturbance to the barn may cause it to collapse. Ms. Wu explained that her family was initially unaware that they were in the historic district and would have to come before the Commission with any changes that would be made other than to the main house. The Commission members expressed concern over the barn being located in the existing Historic District and concern that the siding will enclose the original wood such that decay will result due to lack of ventilation. The members expressed additional concern that if the siding is approved to remain the resulting decay of the wood will likely result in an unsightly condition at the property and will require the applicant to appear again in just a few years. Subsequently, James Codella made a motion to conditionally approve the application to the Planning Board, before the application was seconded Jennifer Lynch asked exactly what the

conditions would be. Conditions of approval are as follows: the vinyl siding must be removed from the sides of the barn that are visible from the street, the modified window openings were accepted, but all of the newly installed, undivided lite, thermal windows on the barn are to be replaced with true divided light six-over-six windows. Replacement of the double slider window located on the second floor-westerly side of the house is required by using a one-over-one window (to match the existing new house windows). The corn crib at the rear of the house can remain as is, however, any improvements must be replaced with in-kind wood materials and no aluminum siding may be used. Debbie Kelly seconded the conditional approval.

Roll call: Yeas - Karl Braun, Debbie Kelly, Robert Forwood and James Codella
Noes - Jennifer Lynch
Abstain - None

Old Business:

A discussion was had about creating an administrative approval process. Basically, the concept is to allow existing Township staff (Glenn McMahon) to review HPC applications that are so basic in nature and in full compliance with what the Commission approves on a routine basis that administratively the application can be approved. This type of approval will allow applicants to perform necessary work sooner. Chairman Braun indicated that he and Robert Forwood will meet with Glenn McMahon in the next several weeks to discuss the standards Glenn can follow with the recommendations they have for the Township Committee to amend fee schedules for this type of approval.

Public comments and questions:

Motion by Debbie Kelly, second by Robert Forwood to open the meeting to the public. All in favor.

Sue Mahon, 16 Chest-Crosswicks Road. Ms. Mahon was concerned about the decision to remove the vinyl siding from the barn at the Wu Farm. Ms. Mahon mentioned that the owner most likely was not aware that the house was in the historic district, due to the fact that they were not notified.

There being no further public comment, Robert Forwood motioned and Jennifer Lynch second to close the public comment portion of the meeting.

Debbie Kelly made a motion seconded by Jennifer Lynch to adjourn the meeting at 8:48pm. All were in favor.

Respectfully Submitted,

Brittney Chenosky
Historic Preservation Secretary