

Chesterfield Township
Historic Preservation Commission
Meeting Minutes September 6, 2022

Chairman Karl Braun called the meeting to order at 7:05 pm.

The Open Public Meeting Statement was read and compliance noted.

Roll Call:

Present- Karl Braun, James Codella, Robert Forwood, Jill Moraca; Liaison Denise Koetas-Dale
Absent- Debbie Kelly, Jennifer Lynch; Jim McKeown

Approval of Minutes:

James Codella made a motion, seconded by Karl Braun to approve the August 2, 2022 regular meeting minutes. All were in favor.

New Business:

- **COA – David Freeman & Amanda Moley, 22 Chesterfield-Crosswicks Rd., Block 202, Lot 57**

The applicant previously appeared before the HPC on August 2 to review proposed fencing for the four sides of their property. At the August 2nd meeting, the HPC recommended approval provided the fencing facing the front of the property (East-facing Chesterfield-Crosswicks Road) was wood and lower than 6ft. The rear and side sections could be vinyl.

The applicant reappeared before the HPC to request consideration of vinyl fencing alternatives to the wood fencing. Proposed alternatives included: a white vinyl fence with lattice on top; vinyl fencing in a weathered wood color; and planting to screen vinyl fencing. Mr. Codella indicated that he conducted a brief visual survey of Crosswicks and did not see vinyl fences. The age of the home also does not solely determine the appropriateness of materials. These are consistent with previous reviews, the Design Guidelines, and with HPC's prior recommendation for wood fencing along the front of the applicant's property.

A motion was made Mr. Codella, and seconded by Mr. Forwood, to approve unpainted wood fencing along the front of the property, with vinyl on the other three sides. All were in favor, motion carried.

- **COA – Joanne Elliott, 30 Church St., Block 106, Lot 16.01**

Chair recognized the presence of the developer and gave an update on the Planning Board final action concerning the recommendations made by the HPC last month.

The Chair noted that the Planning Board adopted all of the HPC recommendations with a request that a comparison between the windows planned to be used by the developer (Pella 150 series) and Anderson 400 series windows be presented to the HPC for review and approval.

The developer advised the HPC that they now planned to use Anderson 200 windows throughout and not the Pella 150 series; and that Anderson 200 window series had been used in other projects in the community.

The HPC noted that the 200 series were utilized in building locations and facades that were less visible to the public; and that the 400 series (or approved equal) best reflected the goals noted in the Historic Guidelines document. The applicant did not present, or provide, a comparison of the proposed Anderson 200 windows vs. the 400 Series (or other equivalent). Mr. Forwood reviewed the following excerpts from the Guidelines, and if the proposed windows complied:

1. New sashes shall have a traditional deeper bottom rail, and narrow meeting and side and head rails to match traditional wood sash configurations.

The proposed 200 Series windows wood sash dimensions do not vary. They are all nearly the same (1 13/16" to 1 7/8"). The 400 series complies with the Guidelines with its deeper bottom rail (2 1/2") and narrower (1 1/2" meeting stile, side and head rails.

2. Divided lights should be true or simulated with integral muntin spacers. (Snap-in bars or grilles only between the glass are not appropriate for any window type.

The developer proposed between the glass grilles (muntins). Between the glass muntins create single unbroken panes of glass in each sash, absent surface articulation, and do not comply with the Guidelines. True divided or simulated divided lites (panes) have muntins that project beyond the surface of the glass, replicating the traditional appearance of smaller panes of glass, and comply with the Guidelines.

The developer also expressed an interest to revise all windows to a 2 over 2 configuration noting that it better matched their "farmhouse" style. After much discussion by the Commission, the 2/2 window sequence with Anderson 400 series windows at the north, south and east (Church St) elevations was approved by the Commission. NOTE: The approved windows must have muntins that project beyond the glass surface and NOT be buried in the window glass itself.

New building elevations were reviewed and door and porch details compared with the HPC technical advisory committees recommendations. The new elevations were considered an improvement with the new window openings, roofline configurations and all of the new doors, and porch details – including revising all aluminum clad porch features to Azek - to be compliant with the technical advisory and are acceptable. Floor plans were not provided, however the applicant confirmed that the porch will maintain a min. 6'-0" clear width as previously recommended.

The architectural elevations revealed two hand drawn details showing exterior venting and a small porch extension to the south to accommodate better access at the front door. This additional detailing was also accepted by the Commission.

Discussion also ensued about the Planning Boards final resolution in terms of the use of Hardy Plank (or approved equal cementitious siding). The Chair, who attended the Planning Board session, felt all three publically visible sides of the new residence were to be sided with Hardy Plank or equal. The developer disagreed. It was explained that the HPC final recommendations made on the siding would not change and the developer should get clarity on the issue from the Planning Board which is the ultimate approving authority.

Correspondence:

A final draft of the Historic Preservation Commission Design Guidelines will be presented at the Chesterfield Township Planning Board on September 27, 2022 at 7:00pm by Margaret Hickey, AIA. Public Notice has been given.

Public comments and questions:

Resident and builder Vince Pocino / Eagle Construction offered information on the 30 Church Street project and provided an update on the New Street project, sale of the Crosswicks firehouse, blacksmith shop and mincemeat factory sites. Mr. Pocino stated that it would be helpful if the City would provide additional guidance to prospective developers of the Firehouse site to better understand the type and extent of development permitted. The CHPC indicated a willingness to discuss further with the City.

Old Business:

Discussion held concerning the Harvest Festival coming up and flyers for distribution to the public.

Adjournment

James Codella made a motion, seconded by Jill Moraca, to adjourn the meeting at 8:50 pm. All were in favor.