

**Chesterfield Township
Historic Preservation Commission
Meeting Minutes June 6, 2023**

Chairmen James Codella called the meeting to order at 7:05 pm.

The Open Public Meeting Statement was read and Compliance Noted

Roll Call:

Present- Robert Forwood, James Codella, Joseph Ratajczak, Timothy Beggs, Eugene Cardone, and Jennifer Lynch. Liaisons present: Mayor Denise Koetas-Dale and Committeeman Matthew Litt.

Absent- Jill Moraca

Approval of Minutes: Mr. Beggs made a motion seconded by Mr. Ratajczak to approve the May 2nd meeting minutes. All were in favor, motion carried.

COA APPLICATIONS

608 Chesterfield-Arneytown Road, Block 900 Lot 20.05 – Siding replacement. Ms. Anne Zelenak was present and stated they are replacing the siding, fascia and corners. She does not anticipate needing to replace the gutters. The side will be 5” double dutchlap CertainTeed vinyl siding and wrapped aluminum fascia. Mr. Codella stated the home is a newer home outside of the village. Ms. Lynch made a motion seconded by Mr. Beggs to approve as submitted. All were in favor.

438 & 440 Ellisdale Road, Block 302 Lots 3.01 39.02 – New Construction. Mr. Gndt and his architect, David Barici was present to discuss the new construction. Mr. Gndt submitted two COA applications

438 Ellisdale Road- New construction- The applicant seeks approval for new construction for a two story home with a detached garage. Mr. Gndt presented plans which show asphalt, shingles, 6’ lap siding, fascia w/ gutter. As well as a full front porch with a 36” lattice guard rail. The proposed detached garage is to have asphalt shingles to match the house as well as 6’ fascia wrapped in aluminum.

440 Ellisdale Road- New construction- The applicant seeks approval for new construction of a two story home with a detached garage. Mr. Gndt presented plans which show Asphalt shingles, 5’ lap siding, gable, as well as a small front porch. The proposed attached garage is to have asphalt shingles to match house, 8’ fascia wrapped in aluminum, and rake trim. Motion was made by Mr. Forwood seconded by Mr. Ratajczak to approve both COA applications as submitted. All were in favor.

438 Ellisdale was previously approved on 8/6/2019 as one out of the 3 homes for new construction that were zoned for this lot. 438 Ellisdale will now be swapped with 436

Ellisdale to avoid the two homes being next to each other and looking alike as they have the same front porch configuration.

Discussion:

1740 Black House – Mr. Forwood stated he sent a letter requesting access to the Black House and the site, but was denied by Active Acquisitions . Mayor Koetas-Dale advised that Mr. Sahol had reached out to them and did not get a response back. She would like Township staff to be able to go out to the property to make sure that house is weatherproof. They have assured the Township it was but she wants to make sure. She also stated that SHPO has not approved the movement of the house. Mr. Litt stated he has not heard back from the NJ Commission on American Indian affairs. He will reach out to them again. Mayor Koetas-Dale stated that Dovetail indicated they have artifacts for the Historic Society. Mr. Forwood believes they are still on site digging. The HPC will invite Colliers engineering and Dovetail to present archeological findings.

Bullock Mansion - Mr. Forwood stated a response letter was received on June 2, 2023 but the attorney and HPC members need time to review. The letter references attachments for cost estimates and elevations. They were not attached. Ms. Lynch made a motion seconded by Mr. Ratajczak to request the attachments which were referenced in exhibit A Page 5 of the response letter. All were in favor. Ms. Lynch stated the prior funds that were given are still being researched. She stated that Ms. Moraca will be taking care of that.

Mr. Ratajczak made a motion seconded by Mr. Beggs to allow public comment on the Bullock Mansion.

Peter Chacianas, attorney representing Fellowship Church stated he will send the attachments tomorrow.

Mr. Beggs made a motion seconded by Mr. Ratajczak to close public comment. All were in favor.

Grace AME Church - Mr. Codella stated he spoke with representative from Grace AME Church and anticipated an application from them on the replacement of the entry door. He explained what would be required.

Historic Preservation Ordinance – Mrs. Koetas-Dale explained they are waiting on a status update.

Historic District Mailer - They were mailed out in May. Mr. Codella stated maybe there is something that can be done about the fee structure. There was some discussion and suggestions were to have a \$50 fee for non-conforming homes, \$75 for historic and \$125 for commercial. Mr. Litt suggested not having a resident fee and only charge the commercial applicant or new homes. What revenue comes from the HPC applications? They will discuss this further at a later date.

Orban House- Mr. Codella states that the barn continues to deteriorate. Mayor Koetas-Dale stated she spoke with Glenn and the property is up for Sheriffs Sale.

Sidewalk in front of 454 Main Street – Mr. Codella stated the tree in the county right-of-way is causing the hazardous sidewalk condition. Mayor Koetas-Dale will ask Mr. Sahol to advise the county. Mr. Litt suggested the County be notified in writing.

General Discussion:

COA Application Form – There was discussion regarding the application and that a lot of applications submitted are incomplete. It was suggested to make a checklist to be submitted with the application to be sure all applications are complete.

Public Comment

Mr. Ratajczak made a motion seconded by Mr. Biggs to open the meeting to public comment.

Brett Anderson – 62 Brookdale Way – He stated the Redevelopment Agreement at section 6.1 states that representatives shall be granted reasonable access to perform regulatory inspections.

Lorrie Thier 40 Foulks Lane – She is concerned Active Acquisitions are not allowing access. They testified they had sent everything to SHPO and how find out they haven't. She hopes the commission looks at the redevelopment plans. Pointed out that they can demo the building. She stated that their testimony is inconsistency and they are not good neighbors. She urged everyone to hold them to their agreement. Ms. Thier asked if the property owner of 454 Main Street concerning the sidewalk was notified this would be discussed and if not should they be. Mayor Koetas-Dale stated she will discuss with the attorney. Mr. Litt does not believe they need to be notified but it would be a nice gesture.

Hearing public comment, Mr. Beggs made a motion seconded by Mr. Ratajczak to close the public comment portion of the meeting. All were in favor.

Mr. Ratajczak made a motion seconded by Ms. Lynch to adjourn at 8:48pm. All were in favor.

Respectfully Submitted,

Hailey Simmons

