

**Chesterfield Township  
Historic Preservation Commission  
Meeting Minutes September 5, 2023**

Chairmen James Codella called the meeting to order at 7:02 pm.

The Open Public Meeting Statement was read and Compliance Noted

**Roll Call:**

Present- Robert Forwood, James Codella, Joseph Ratajczak, Timothy Beggs, Eugene Cardone, Jennifer Lynch, Jill Moraca, Denise Koetas-Dale, HPC liaison

**Approval of Minutes:** Mr. Ratajczak made a motion seconded by Mr. Beggs to approve the August 1<sup>st</sup> meeting minutes. All were in favor, motion carried.

**New business:**

**6 Front Street- Craft/Kirby-** Proposed front door replacement, new roof, windows, walkway and proposed shed. The roof was previously approved and replaced based on an emergency basis. Discussion was held over what would be acceptable for windows and a new shed based off of the adopted Historic Guidelines. Ms. Kirby will come back to the HPC when she is ready to apply for these improvements. Mrs. Kirby proposed taking up the original bricks of the current walkway and replacing it with gray stone with bluestones as stepping stones. The HPC went over the guidelines for replacing the existing walkway and recommended a T- style walkway that branched to both the driveway and the road to keep the uniformity of the other walkways surrounding the home. The gray stone and bluestone are both approved materials. The HPC recommended that the walkway be 36' wide. Mr. Ratajczak made a motion seconded by Ms. Lynch to approve walkway as submitted. All in favor, motion carried.

**465 Main Street-Perryman-** Proposed replacement of existing wood fence, replace vinyl fence with wood fence, new wood fence back boarder. Mr. Perryman explained that he currently has a wooden fence that he will replace with a like fence both the existing wood fence and the vinyl fence are six feet. He proposes using a cedar tone six foot fence. Ms. Lynch made a motion seconded by Mr. Beggs to approve application as submitted. All in favor, motion carried.

**8 Front Street- Schoellkopf-** Replace rotting porch, decking, and steps. Mr. Schoellkopf proposes replacing the current deteriorating decking and steps with a pressure treated wood, the same color as the current wood. Mr. Forwood states that the pressure treated wood does not typically hold onto the paint well. He recommended another material that paints better, particularly tongue and groove wood, decking, and steps. Mr. Forwood made a motion seconded by Ms. Moraca to approve application as submitted, but with tongue and groove wood (not pressure treated) to be installed. All in favor, motion carried.

**Historic Guideline Training- led by Margaret Hickey-** Margaret Hickey led a training for the HPC members to go over how to use the adopted Historic Guidelines. Ms. Hickey brought different examples from jobs she has implemented the guidelines with, and identified acceptable materials that were used. Ms. Hickey suggested creating different sub-committees review smaller applications, as well as to review the initial application for completeness prior to the meetings to avoid slowing down the process. A motion was made by Mr. Beggs seconded by Ms. Moraca to approve creating sub committees, all in favor motion carried.

Mr. Codella discussed the Orban Barn. He explained that the barn has been in disrepair for quite some time now, Mr. Codella stated that he will be writing a memo to the Planning Board to see what type of action can be taken. A motion was made by Mr. Forwood seconded by Ms. Moraca to send a memo to planning board recommending that action be taken regarding the Orban Barn.

Mr. Ratajczak made a motion seconded by Mr. Beggs to open public comment, hearing no comment public comment, a motion was made by Ms. Lynch seconded by Mr. Beggs to close public comment

Mr. Ratajczak made a motion seconded by Mr. Forwood to adjourn. All were in favor. Meeting adjourned 9:27pm.