

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

The secretary called the meeting to order at 7:00 pm.

The Open Public Meeting Statement was read and compliance noted.

**Roll Call:**

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

The secretary asked for a nomination for Chair:

A motion was made by Mr. Codella second by Mr. Forwood to nominate Mr. Braun for Chair. All were in favor, motion carried.

A motion was made by Mr. Braun second by Mr. Codella to nominate Mr. Forwood for Vice Chair. All were in favor, motion carried.

**Approval of Minutes:**

James Codella made a motion, seconded by Jill Moraca to approve the December 6, 2022 regular meeting minutes. All were in favor.

**Approval of 2023 Meeting Dates:**

The secretary pointed out that the July 4<sup>th</sup> meeting should be changed and the board agreed to change the July meeting date to July 6<sup>th</sup>. All were in favor.

**New Business:**

- COA Application – Timothy Beggs & Denise Guidici, 16 Buttonwood St., Block 107, Lot 18  
Mr. Beggs informed the board that he would like to replace his open porch with a screened in porch. The roof will be standing metal; will have internal lighting, nothing external; it will be wood siding to match the existing house and the lattice will be wood. The railing will be wood and will be installed west instead of south.

A motion was made by Mr. Codella second by Mr. Forwood to approve the application. All were in favor, motion carried.

- COA Application – Robert Plummer, 467A Main St., Block 300 Lot 3.01  
Mr. Plummer would like to construct an 8x8 shed and a 16x16 patio with cover. The patio will be extended off the back with a wood roof shingles that match the existing house. The color will match the existing house. The sheds color and shingles will match the existing house. He proposed to install and 6x6 post fence in the rear.

A motion was made by Mr. Forwood second by Ms. Lynch to approve the application. All were in favor, motion carried.

- COA Application – Elizabeth Ashley, 636 Chesterfield-Arneytown Rd., Block 900 Lot 4. Ms. Ashley removed and replaced damaged fence with like kind materials. The fence is wood post with black coated wire mesh. No permits were necessary because it was only a repair of what was damaged by a motor vehicle accident. The board asked that as a condition of approval that the wood and metal debris be disposed of in a timely manner, the applicant agreed. A motion was made by Mr. Codella second by Ms. Lynch to approve the application. All were in favor, motion carried.

- Active Acquisitions application – Black House. Mr. Braun stated that the HPC will be involved with the discussion if the house is part of the district or a landmark. The board had a short discussion and a motion was made by Mr. Codella second by Ms. Lynch to consider the Black House as a landmark. All were in favor, motion carried. Ms. Koetas-Dale asked the secretary to send the board the redevelopment plan and the developer’s agreement. Mr. Braun suggested having a special meeting before February. Ms. Koetas-Dale suggested putting together a list of all landmarks that are not already on the registry. Margaret Hickey will be talking to the Township Committee on January 26<sup>th</sup> regarding the Design Standards and she asked the board to attend. At the next meeting Ms. Koetas-Dale also suggested talking about the issues and how to implement them into the ordinance, the ordinance needs to be tightened up. Mr. Braun suggested the board generate questions for the applicant when they come before the board to discuss the Black House. Mr. Braun spoke to Mr. Hirsh and he would like all comments and questions from the HPC and EC before the February Planning Board meeting.

**Old Business:**

- January 16, 2023 is the date set for the walk through of the Bullock Mansion. The Firehouse walk through date has not yet been set.
- Ms. Koetas-Dale informed the board that Matt Litt will also be on the HPC as a liaison along with herself. Joseph Ratajczak has been appointed to replace Debbie Kelly. Mr. Ratajczak will take his oath at the next HPC meeting.
- Aggie will reach out to Debbie Kelly to see if she has any information regarding the training work shop is in March.

**Correspondence:**

- Mr. Braun received a letter from DEP advising the HPC that Fernbrook was entered into the New Jersey Register of Historic Places on May 16, 2022 and also entered into the National Register of Historic Places on July 7, 2022.

**General Discussion:**

None

**Public Comment**

Mr. Braun opened the meeting for public. Here none, public comment was closed.

**Adjournment**

Mr. Braun made a motion second by Mr. Forwood to adjourn the meeting at 8:14 pm. All were in favor.