

**Chesterfield Township
Historic Preservation Commission
Meeting Minutes June 4th, 2024**

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

The Open Public Meeting Statement was read and Compliance Noted

Roll Call:

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

Mr. Beggs recused himself from his application on 16 Buttonwood

Approval of Minutes: Mr. Beggs made a motion seconded by Mr. Cardone to approve the April 4th meeting minutes All were in favor, motion carried.

New business:

16 Buttonwood- Timothy Beggs- Replace slate roof, the roof has been repaired and patched multiple times over the years. Replacing with a new slate roof would be \$295,000, Mr. beggs provided estimates for the committee's review. He proposed a new Timberline roof that would be the most comparable appearance to slate for a lesser cost. Mr. Codella asked if there was any way to repair the roof since it is the "most aesthetically pleasing roof in Crosswicks." The roof has had many leaks fixed over the years. Ms. Moraca asked if they considered replacing the form of the home with slate and the back with the alternative. Mr. Codella stated he wants to make sure all options have been exhausted, Mr. Beggs explained they have looked into all options and this is the most feasible. A motion was made by Mr Forwood made the motion seconded by Mr. Cardone to approve application, all in favor, motion carried

459 Main Street- A motion was made by Mr. Beggs seconded by Ms. Lynch to move this application to the July agenda as it is lacking important information, and no representative was present to help answer any questions. An email will be sent out to the applicant to request more information prior to the July meeting.

Old Business: Discussed the revised COA application, Hailey will remove the application on the Township's website that still includes the \$100 fee.

Public Comment- A motion was made by Ms. Moraca seconded by Mr. Forwood to open public comment

Susie Mahon- 16 Chesterfield-Crosswicks road- Expressed concern that the Townships e-news registration signs you up for a different township. Requested that the Agenda for both Township Committee meetings and HPC meeting should be posted at least 48 hours in advance of the meetings so residents have time to review agenda items. She stated that out of all 34 of the houses on her Street, 19 were built after 1920. She questioned what decides whose home goes into the historic district. She brought materials to show the original margins of the historic district vs. now.

Ms. Koetas-Dale explained that when they proposed the Historic inventory there was a large amount of push back from the residents and the Township Committee. She explained that the newly implemented historic guidelines took a while due to monetary issues.

Steve Hazen- 447 Main Street- Stated that the 1740 Black house Building is going to be a public relations issue. He stated that he lived in his home for multiple years before he was ever made aware there would be a historic preservation Committee. Expressed that if they were to replace windows in home it would cost way more because of the HPC regulations on approved materials.

Molly Hazen- 447 Main Street- Expressed concern that she feels if anyone knew about the HPC when it was being formed they would have put a stop to it. She expressed that no one was made aware that there would be a \$100 application fee. Shared pieces of their story coming to chesterfield and their experience.

Ms. Koetas-Dale explained that while she was not on the committee at the time, there was a public meeting that took place discussing the matter when the HPC was first formed and that the meeting room was full and there were no objections at the time.

Sandra Denarski- 20 Church Street- Explained her house was restored in 2005 and her barn was built in 1910 yet it does not appear on the historic registrar. She explained that she has plans to restore the barn as close to the original appearance as possible and inquired to see if she could use the HPC as a tool for guidance and recommendations to make the best choices for materials etc.

A motion was made by Ms. Moraca seconded by Mr. Beggs to close public comment

A motion was made by Mr. Beggs Seconded by Ms. Moraca to adjourn All were in favor. Meeting adjourned 8:10 pm.