

A meeting of the Township of Hamilton Planning Board was held on the above date with Chairman David Wigglesworth presiding. Members present were Harry Bilicki, Charles Cain, Richard Cheek, William Christman, Wayne Choyce, John Kurtz, John Percy and Heather Tomasello. Alternate members present were Harry Rogers and Dave Adams. Also present was John Rosenberger, Solicitor.

Ethics Training – Prior to commencement of the meeting, Board members attended an Ethics Training Session, pursuant to Ordinance No. 1632-2008.

Approval of Minutes – Mr. Percy moved, seconded by Mr. Cheek, to approve the minutes of the meeting conducted on February 17, 2011, as published. SAID MOTION CARRIED WITH EIGHT MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Resumption of Authority to Issue Certificates of Appropriateness – In response to questions of Board members, Mr. Rosenberger explained that the Governing Body had not funded the salary of the Historic Preservation Commission secretarial position, due to budget constraints, resulting in a problem with regard to the process involving applications for Certificates of Appropriateness. He advised that the Township’s Land Use Ordinances vests the authority to issue the Certificates to the Planning Board, so the Board would need to rescind the authority it had previously granted to the Historic Preservation Commission, and entertain the applications, until such a time that the Commission is able process the applications, and the Board is amenable to, again, delegating the authority to the Commission.

It was pointed out that the Board had previously delegated its authority to issue Certificates of Appropriateness to the Historic Preservation Commission only for those applications not associated with site plan review.

Mr. Rosenberger advised the Board to review the standards set forth within the Ordinance, when considering such applications, to determine whether a particular application would be appropriate or inappropriate.

Mr. Kurtz identified himself as a member of the Historic Preservation Commission, as well as a member of the Planning Board, and stated he was familiar with the standards by which the application would be judged. He commented that he would have rather seen the application before the Commission than the Planning Board, and noted that the volunteer members of the Commission were all appointed by Township Committee. Mr. Kurtz expressed the desire for the Township to find a way to provide for a secretary to the Commission so it could continue its efforts toward preservation of the District.

Mr. Percy moved, seconded by Mr. Cain, to re-assume the authority to issue Certificates of Appropriateness, that had heretofore been delegated to the Historic Preservation Commission, until such time that the situation involving lack of funding for the secretarial position has been rectified.

Mr. Cheek asked if the Historic Preservation Commission was still in existence, and Mr. Cain replied in the affirmative.

It was noted that Jennie Ayres, a Historic Preservation Commission member, was in the audience.

Mr. Rainbow advised that the application documents submitted as part of the application scheduled for this meeting had been scanned and emailed to Historic Preservation Commission members for input in an advisory capacity.

Ms. Tomasello suggested that, if the Board anticipates issuing Certificates in the future, that the motion be amended to include that the Board wouldn’t make any decisions on such applications unless a member of the Historic Preservation Commission was present, on a volunteer, basis to assist the Commission in making a decision.

Mr. Wigglesworth stated that the Board would be entertaining the applications for Certificates, and copies of the applications would be transmitted to Historic Preservation Commission so there would be an opportunity for input, but the Board would actually be acting on the applications at this point in time.

Mr. Rosenberger stated that the suggestion made by Ms. Tomasello may be appropriate as an operational standard for the Secretary to be instructed to send an invitation to the Commission members to attend; but the motion was a legal motion to assume responsibility and jurisdiction, and it should not be clouded with nuance statements.

SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

David and Jennifer DeAngelis (Certificate of Appropriateness Review) – David DeAngelis was present.

Mr. DeAngelis stated that he would like to replace the windows, replace the siding and paint the siding and trim on a dwelling he had recently purchased that was located on Heritage Lane, within the Historic District.

Mr. DeAngelis testified that the proposal was to stabilize the exterior of the structure and to enhance its appearance, but he would not be altering the structure’s characteristics.

Mr. DeAngelis stated that the windows would be replaced with same type window, two over two, double hung, but they would be of vinyl material. He stated that he, also, would be completely removing the wood lap siding and replacing it with fiber cement lap siding, with the same five inch reveal, and the structure would then be painted with the colors that were submitted for review. Mr. DeAngelis noted that the colors were taken from the list provided by Lowe’s of the National Trust for Historic Preservation colors.

Mr. Kurtz advised that the colors proposed were consistent with colors accepted by the Historic Preservation Commission.

Mr. Kurtz recommended that the siding be installed such that the window frames would stand “proud” of the siding to maintain consistency with the historic guidelines. Mr. DeAngelis indicated that he understood, and agreed to comply.

In response to a question by Mr. Percy as to whether the type of siding material was recognized as being appropriate for the Historic District, Mr. Kurtz replied in the affirmative.

Mr. DeAngelis stated that the siding consists primarily of cement, which is more resistant to changes to humidity than wood; is designed to hold paint much longer than wood; is superior to wood with regard to fire resistance, moisture resistance and insect resistance; and is more resistant to hail than vinyl.

Mr. DeAngelis displayed pictures of the exterior of the dwelling in its present condition, and stated that he planned to occupy the dwelling during the summer months and on weekends.

Mr. Wigglesworth opened the hearing to public comment and there was no response.

Mr. Cain moved, seconded by Mr. Percy, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Kurtz stated that he was very pleased with the proposed improvements, and he expressed the opinion that the proposal was a welcomed renovation within the Historic District.

Mr. Rogers informed those present that the siding material proposed by the applicant was the same material he has on his personal residence, and he commented that one would not be able to tell it was not wood until it was touched. Mr. Robers expressed the opinion that the

material was far superior to a vinyl product with regard to the way the seam match occurs, and commented that it holds the paint color beautifully.

Mr. Choyce advised of a dwelling on Main Street where the siding had been applied during a major renovation, and he expressed the opinion that the product was excellent for the area.

Mr. Percy moved, seconded by Mr. Cain, to grant a Certificate of Appropriateness to David and Jennifer DeAngelis, for improvements associated with the dwelling located on 6048 Heritage Lane, Mays Landing, New Jersey, Block 750, Lot 12, to permit the replacement of existing siding with five inch reveal cement lap siding; to permit replacement of the existing windows with vinyl, two over two, double hung windows; and to permit the siding and trim to be painted with the same colors selected from the color list provided by the National Trust for Historic Preservation, in accordance with the documentation submitted with the application, and the testimony provided at this hearing, conditioned upon the siding being applied such that the window trim would protrude, consistent with the guidelines for historic preservation.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Adams – Not eligible to vote

Mr. Bilicki – Aye

Mr. Cain – Aye. He stated he believed that the proposed work would be compatible with the original design of the structure.

Mr. Cheek – Aye

Mr. Christman – Aye

Mr. Choyce – Aye. He stated that he admired the applicant for taking on the project and it was his opinion that the improvements would do much to improve the neighborhood.

Mr. Kurtz – Aye

Mr. Percy – Aye

Mr. Rogers – Not eligible to vote.

Ms. Tomasello – Aye

Mr. Wigglesworth – Aye. He expressed the opinion that the improvements would be an enhancement to the neighborhood.

SAID MOTION CARRIED.

Public Comment – Mr. Wigglesworth opened the meeting to public comment and there was no response.

Mr. Cain moved, seconded by Mr. Choyce, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Atlantic County Proposed Farmland Preservation Plan – The Board acknowledged receipt of copy of Philip Sartorio’s memorandum to the Governing Body regarding the County’s proposed Farmland Preservation Plan, and the attached letter to the Mayor from Ranae Fehr, Manager of Open Space/Farmland Preservation. The memo was provided for informational purposes only and no action by the Board was necessary.

Adjournment – Mr. Percy moved, seconded by Mr. Bilicki, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow,
Planning Board Administrator