

TOWNSHIP OF HAMILTON
HISTORIC PRESERVATION COMMISSION
6101 THIRTEENTH ST.
MAYS LANDING, NJ
May 13, 2010
6:00 PM

The meeting of the Historic Preservation Commission was called to order by Chairman Ronald McArthur. The Pledge of Allegiance was recited and the certification of compliance with the Open Public Meetings Law was read. In addition to chairman McArthur the following members were in attendance: Jennie Ayres, Linda Benner, Cheryl Fetty, John Kurtz, Elmer Ripley, William Sacchinelli, Sam Wells and Grant Wilinski.

Presentation by Andrea Tingey- Principal Historic Preservation Specialist with the State Historic Preservation Office

Chairman McArthur introduced Andrea Tingey and explained that she was present to talk about the idea behind historic preservation and the pros and cons of being a certified local government. Dr. McArthur recognized Committeemen Cain and Kesselman in the audience.

Ms. Tingey gave a powerpoint presentation and held a question and answer session for the Committeemen as well as the members. Ms. Tingey emphasised that the only remaining condition on the Township CLG status was to update the ordinance. Ms. Tingey explained the benefits of being a CLG, including insurance against challenges to decisions, access to State and National contacts and access to CLG grants.

Ms. Tingey suggested a summary be attached to the new ordinance so that it is not overwhelming. Committeeman Keesselman asked that the ordinance be marked with additions in bold print and deletions in brackets, so that it would be easier to see what exactly was being changed. The members agreed to these suggestions.

Minutes

On the motion of John Kurtz, second of Cheryl Fetty and carried by unanimous voice vote the minutes of April 8, 2010 were approved as presented.

Applications

#7-10 Robert C. Testa Jr.- 5694 Mays Landing/Somers Point Rd. Bl 979 Lot 3

Application to demolish building. Mr. Testa stated that frozen pipes had burst causing damage to the house, which was now unsafe. Mr. Testa added that the front porch had collapsed due to the heavy snow and was now a safety hazard. Mr. Testa stated that he was looking for approval to demolish the unsafe house.

Mr. Kurtz asked what the intended use for the property would be. Mr. Testa stated that right now he wanted to get rid of it to keep people out of it for safety reasons and may do landscaping. Mr. Kurtz explained that the lot is not zoned for a parking lot. Mr. Testa said that he knew if he wanted to do something with the property in the future he would need to get permits.

In response to a question by Mr. Sacchinelli the applicant stated that the last time he had renters in the property was three years ago and that he carried insurance on the property. Mr. Sacchinelli disagreed that snow had caused the porch to collapse stating that it had collapsed prior to the snow. Mr. Testa disagreed suggesting Mr. Sacchinelli check with the Building Inspector who had a record of the collapse.

Ms. Fetty stated that this applicant had already demolished one house at this intersection. Mr. Testa agreed with this but said that he did not buy this house with the intention to knock it down.

Ms. Fetty informed the applicant that he was required to advertise the house for sale to be moved. Ms. Fetty said the applicant needed to take other steps first before coming back to the Commission for demolition. Ms. Fetty said that it is in the ordinance that we do not arbitrarily grant demolition. Ms. Fetty pointed out that the applicant's letter refers to the Historical Society and that this board is the Historic Preservation Commission. Ms. Fetty stated that this is demolition by neglect. The applicant stated that the only reason he was there was for safety reasons and that the house would not be able to be moved. The applicant said that he would be happy to advertise it, but at this point he was being accused of neglect which isn't the case.

On the motion of William Sacchinelli, second of Sam Wells to accept this application. The motion was defeated by a unanimous roll call vote. Each member voting no.

Cheryl Fetty moved, seconded by William Sacchinelli to require the applicant to advertise the house for sale or donation to be moved off of the site as described in the ordinance. Motion was carried by a unanimous roll call vote.

The applicant asked for more specific direction regarding the advertising process. Mr. Sacchinelli directed the applicant to speak to the secretary or building code official and then re-apply for demolition showing that he had actually taken the steps to preserve it. Mr. Sacchinelli further explained that if there were no other alternatives the Board can then further consider the application.

#6-10 Sonya Risell-5924 Main St Bl 748 Lot 1

Application to add business name to front glass of barber shop. On the motion of John Kurtz, second of Sam Wells to accept the application. No vote was taken. It was suggested that the applicant may want to change his color choice. On the motion of John Kurtz, second of William Sacchinelli and carried by a unanimous roll call vote the application was approved with the condition that any changes to what was presented be submitted to the Chairman first.

#9-10 -Orthodox Church of the Mother of God-115 Hudson St Bl 751 Lot 11

Application to replace existing walkway. The applicant's contractor stated that the sidewalks are to be widened with the pitch changing slightly. On the motion of Mr. Sacchinelli, second of Cheryl Fetty and carried by unanimous roll call vote to accept this application and approve it as presented.

#10-10- County of Atlantic- 5903 Main St Bl 800 Lot 4

Application for exterior painting. Leslie MacDonnell of Atlantic County Facilities Management stated that they are moving forward now because they have the funding to award the contract for the first phase, which includes repointing of the brick, repainting of the doors and shutters and the restoration and repair of the windows. It was explained that the colors were chosen through a paint analysis and the color to be used is the original color. On the motion of Sam Wells, second of Cheryl Fetty to approve the following paint colors: Sherwin Williams 7029 Griffin for shutters; Benjamin Moore oc-120 seashell for trim and balustrade. Motion carried with 6 members voting aye, Mr. Sacchinelli abstaining.

Chairman McArthur stated that there was an applicant present asking to be heard this evening. All Commission members were given the application of Gennaro & Dawn Ciccarelli at tonight's meeting, application having been received by the secretary on May 12, 2010. Chairman McArthur stated that the application came in late and asked if the Commission Members wanted to hear the application tonight. John Kurtz moved, second of Linda Benner to hear the application tonight. Mr. Sacchinelli stated that he would be voting no because he had not had time to review the application. The motion was defeated by the following roll call vote: Linda Benner, no; Cheryl Fetty, no; John Kurtz, yes; Elmer Ripley, no; William Sacchinelli, no; Sam Wells, yes; Ronald McArthur, no.

On the motion of William Sacchinelli, second of Cheryl Fetty and carried by unanimous roll call vote, the application will be placed on the next agenda.

Old Business

Mr. Sacchinelli volunteered to work on the ordinance changes that were requested tonight.

Ms. Benner stated that regarding the last application it was not her intent to hold them up but she had not been given the time to go to the property to see what was being done. Mr. Kurtz stated that they had wanted to give overviews of the changes that they wanted to make. Ms. Ayers said she felt uncomfortable that they did not understand why they were told no and wished that they had been given more of an explanation. Ms. Fetty stated that they were told they might not have been heard. Ms. Ayers said that she was not aware of the side bar discussion. Mr. Sacchinelli said that a member could have spoken up and asked for discussion to take place. Mr. Kurtz will speak to the applicant and enlighten them on what happened tonight. Ms. Benner said that we should follow the procedures that are in place. Chairman McArthur agreed with this. Mr. Wells said that it would improve the perception of the public if the reasons for denial and the next step to be taken for approval were explained to the applicants.

Sub-Committee Reports

Cheryl Fetty stated that there is a new stockade fence on Main St. and Bank of America is still outstanding. There was a discussion of the lack of enforcement. Chairman McArthur stated that moving forward with the ordinance and our relationship with the Township Committee is the best way to proceed. Mr. Wilinski suggested that proactive steps be taken to educate the community. It was suggested that a brochure be developed.

Public Comment

Melissa Davenport stated that there are three brochures in the Zoning Board Office, but that these are only given to those that come in to apply, not to the entire population of the district. Elmer Ripley asked that the letter he designed years ago to notify the public that they were in the historic district be included in next months packet. Ms. Davenport went on to state that she hoped the people here tonight heard what Andrea was saying. Ms. Davenport also informed the Commission that they can request proof that a structure is unsound before they approve it to be demolished. Ms. Davenport said that she was glad the colors for the county building were approved tonight because they had not been approved previously. Ms. Davenport asked the members to take into consideration for Pennington Avenue that it will be a very long wall of yellow siding and asked that the distinctive feature be shown or at least preserved.

Memorializations

On the motion of Cheryl Fetty, second of Linda Benner and carried by unanimous voice vote the following memorializations were approved as presented: #3-10, #4-10, #5-10, #8-10.

On the motion of William Sacchinelli, second of John Kurtz and carried the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Rita Martino, Secretary

