

TOWNSHIP OF HAMILTON
HISTORIC PRESERVATION COMMISSION
6101 THIRTEENTH ST.
MAYS LANDING, NJ
June 10, 2010
7:00 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: Linda Benner, Cheryl Fetty, John Kurtz, Sam Wells and Grant Wilinski. Elmer Ripley arrived late. Jennie Ayres and William Sacchinelli were absent.

Minutes

On the motion of John Kurtz, second of Linda Benner and carried by unanimous voice vote the minutes of May 13, 2010 were approved as presented.

Applications

#11-10 Gennaro & Dawn Ciccarelli- 5924 Main St Bl 748 Lot 1

Application to add siding on Pennington side of building, add roof overhangs to two doors side and back, close off window at back of building, add two on site warning signs 18"X12" and one on site informational sign 24" x 24". The applicant explained that the change to add siding had to be made due to structural damage and damage to the façade that could not be renovated. The applicant further explained that the extent of the damage had not been revealed until the siding was taken off.

Elmer Ripley arrived at the meeting.

Applicant stated that she could preserve the three rows of brick at the top. Cheryl Fetty asked if the window at the back could be left. The applicant replied that she wasn't interest in saving the window, spending the money or appeasing the Historic Commission, repeating that her main concern was structural. The applicant's contractor stated that the overhangs would be made of wood, with the previously approved Azak finish with matching black shingles. Linda Benner asked if the applicant would consider just touching up the paint rather than adding siding. John Kurtz commented that the applicant has done a remarkable job and felt that the proposed look would be better than touching up the paint. Applicant stated the overhang would be 12-13 inches.

On the motion of John Kurtz, second of Sam Wells and carried with the following roll call vote: Linda Benner, no; Cheryl Fetty, abstain; John Kurtz, abstain; Elmer Ripley, yes; Sam Wells, yes; Grant Wilinski; yes; Ronald McArthur; yes, the application was approved as presented with the three rows of brick to be exposed at the top of the back wall.

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

Application to demolish building. Mr. Testa explained that he had advertised the house in five newspapers and on Craig's List and E-bay for ten days and although he had returned at least 50 phone calls no one is interested in moving the house. Mr. Testa stated that he had spent \$500.00 in advertising and that the last time he had to advertise it had only been for a week. Mr. Testa stated that since no one had told him how long he had to advertise he was here again asking to have the building demolished. John Kurtz stated that the zoning would not allow that property to be used as a parking lot. The applicant stated that the garage is not to be torn down. A discussion took place regarding how long the property should be advertised.

June 10, 2010

-2-

On the motion of Linda Benner, second of Cheryl Fetty the applicant is required to advertise the property for sale or donation for a total time period of 180 days, twice a month at two-week intervals, for a total of 10 additional times. The 180-day time frame is retroactive to May 13, 2010. It was left to the applicant as to which newspaper to advertise in, the applicant will keep a list of all calls received. The motion was carried by unanimous roll call vote.

#12-10- County of Atlantic- 5903 Main St Bl 800 Lot 4

Application to permanently remove storm windows and insert wood window sashes and wood muttins. Leslie MacDonnell of the Atlantic County Division of Facilities Management explained the proposed windows. On the motion of Linda Benner, second of John Kurtz and carried by unanimous roll call vote, the application was approved as presented.

#13-10- County of Atlantic-old jail on south side of Court House Bl 800 Lot 4

Application to stabilize and restore the c.1840 Atlantic County Jail; façade restoration (clean & repaint), roof & eave reconstruction, window security bar restoration, provide new ADA compliant entry and elevator connecting the jail to the adjacent “sheriffs house” and Court House. Mr. James Lindenman, architect for the project presented the application. On the motion of Linda Benner, second of Cheryl Fetty and carried by unanimous roll call vote the application was approved as presented.

#15-10 Irinia Venezia-/Mercury Solar Systems-6015 Main St. Bl 757 Lot 9

Application to add solar system to roof. David Sugre, general Manager of Mercury Solar Systems presented the application. The Commission members expressed concern regarding the visibility of the panels from the street. The applicant presented photos of similar projects and explained that the panels are not visible when standing in front of the house but would be visible when walking by. The applicant stated that the panels would be raised about six inches. Linda Benner asked if there were systems that replaced the shingles to provide a seamless look. The applicant responded that it would be double to triple the price and the materials have not been tested. The applicant stated that the panels will cover a good portion of the roof and will be fairly seamless, the applicant stressed the environmental benefits of the product. Linda Benner asked if it was feasible to put the panels on the back of the house. The applicant responded that this would not pass State inspection, was not feasible and that the presented plan has already been approved by the State. Cheryl Fetty stated that this should not be seen from the street. Linda Benner stated that while she realized that we had to be energy efficient, she also had to take into consideration the integrity of the Historic District. John Kurtz said that he felt the same way and that he didn't want to set a precedent. Mr. Kurtz stated that he felt in the future there would be applications created that would be presentable for a historic district but that for now if it was visible from the street it would be difficult for him to approve. The applicant again stated that only six inches on the side was visible and it was not visible from the front. The applicant stated that the roof was blue and if he installed blue solar panels you wouldn't even know they were there. Linda Benner stated that it needed to be kept in mind that the people who live in that neighborhood live there because it is historic. Ms. Benner stated that these panels are sleek and modern and they are going to be seen from the street. Elmer Ripley asked if the panels could be contoured to fit the roof. The applicant stated that the panels are cut to fit. Cheryl Fetty stated that the blue panels were still solar panels. Sam Wells stated that he would be abstaining from the vote because he had spoken with this company about solar in the past, but he would hate to see this project be denied with the importance to the environment. Mr. Wells said that new technology to incorporate the panels into the roof is very far off and he would hate to see

June 10, 2003

-3-

the Commission say no because of an aesthetic issue when it is an important environmental issue. Mr. Wells said he thought the blue should be looked at with the angling and that he didn't want to see an almost blanket no to solar. Linda Benner said she didn't think this was a blanket no and that Cape May approved solar as long as it is not visible from the street.

On the motion of Linda Benner, second of Cheryl Fetty the application was denied by the following roll call vote. (Linda Benner, no; Cheryl Fetty, no; John Kurtz, no; Elmer Ripley, no; Sam Wells; abstain; Grant Wilinski, no; Ronald McArthur; no.

Old Business

Linda Benner said that a historic architect had never been named this year and that she felt a lot of problems could be avoided if one was named and paid out of escrow. On the motion of Linda Benner, second of Elmer Ripley to name Hugh McCauley Historic Architect. A discussion took place as to how this would be funded, Linda Benner stating it would be funded through escrow collected by the applicant. There was a discussion of escrow fees and how and when they are collected. The secretary explained that escrow was always charged through the Planning Board and in the past Mr. McCauley submitted a request for proposals to the Planning Board. The secretary was directed to look into the requirements to name a Historic Architect for the next meeting. Mrs. Benner rescinded her motion.

Memorializations

On the motion of Ronald McArthur, second of Sam Wells and carried by unanimous voice vote the following memorializations were approved as presented: #6-10, #9-10, #10-10, #14-10.

Public Comment

No members of the public were present. On the motion of Cheryl Fetty, second of Sam Wells and carried the public portion was closed.

On the motion of John Kurtz, second of Cheryl Fetty and carried the meeting was adjourned at 9:00 PM.

Respectfully submitted,

Rita Martino, Secretary

: