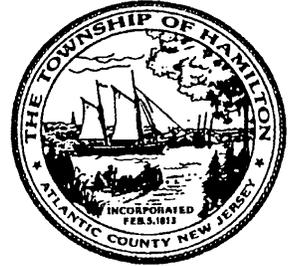


**TOWNSHIP OF HAMILTON  
HISTORIC PRESERVATION COMMISSION**

6101 THIRTEENTH ST.  
MAYS LANDING, NJ

**September 14, 2017  
7:00 PM**



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This meeting of the Historic Preservation Commission was called to order September 14, 2017 at 7:00 pm. with Chairman McArthur presiding.

Flag Salute.

Secretary Lisa Marcolongo certified compliance with the Open Public Meetings Law by posting a notice on the bulletin board and by sending a copy of this notice to The Press of Atlantic City on September 5, 2017, and to the Atlantic County Record on September 1, 2017.

**Roll Call**

Present: Ron McArthur; Roberta Boney; Cheryl Fetty; Carl Farrell; Kim Rullis;  
Thelma Witherspoon; James Kerrigan.

Absent: Heather Tomasello

Also Present: Lisa Marcolongo, Secretary

**Minutes**

At the July 13, 2017 meeting, Heather Tomasello stated that she had a question regarding the minutes of June 8, 2017 meeting, and so the minutes were tabled until September. Ms. Tomasello was not present at tonight's meeting, so the minutes were tabled until the October meeting. Ms. Witherspoon asked Ms. Marcolongo to send an audio clip from the relevant portion of the July 13 meeting to Ms. Tomasello for her review.

Ms. Witherspoon said that there was an error in the August 10, 2017 minutes; the minutes indicated that she was attending training on October 7, but she had instead asked to attend training on September 23. On the motion of Carl Farrell, seconded by Cheryl Fetty and carried by roll call vote of six in favor, none opposed and one abstention (Boney), the minutes of August 10, 2017 meeting were approved with the correction requested by Ms. Witherspoon.

**Applications**

<b>#17-2017</b>	<b>Intex Millwork Block 732/Lot 59</b>	<b>45 Mill Street Application to repaint exterior walls (SW7664 Steely Gray) and replace translucent panel around top of building (Suntuf Solar Gray JT 35%)</b>
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Chip Roach of Intex Millwork stated that they plan to move into the building around the first week of December. They are making lots of cosmetic improvements to the building. The exterior paint color is similar to the existing color, although the old paint is very faded.

Mrs. Fetty asked if they had removed some fencing; Mr. Roach replied that they had had to remove the chain link fence that was on the property line. They will replace the existing lattice top wooden fence with a similar fence, except it will be made of white PVC.

On motion of Thelma Witherspoon, second by James Kerrigan, the motion to approve the application was approved in a roll call vote of seven in favor and none opposed, no abstentions.

Recorded Vote: Aye: Boney, Farrell, Fetty, Rullis, Witherspoon, Kerrigan, McArthur  
Nay: XXX  
Abstain: XXX

**#18-2017 William & Catherine Dzugan 6043 Heritage Lane**  
**Block 751/Lot 9 Application to remove existing 10'x10' shed and replace with bigger shed**

Mr. Dzugan stated that they would like to remove the existing shed on their property (which is partially on the church's property) and build a bigger one, about 12' wide and 28' to 30' long, as long as will fit (for maximum storage). Mr. Dzugan said that he has talked to the Zoning Official, who said that he had to go through the HPC first before they could determine the actual length permitted. It will have a gabled roof with the same type and color of architectural shingle that is currently on the house, and the paint color will be a tan shade to match the house as well. Mr. Dzugan said that there will be 15'-20' between the porch and the shed, and it will be situated completely within the Dzugan's property.

On motion of Cheryl Fetty, second by Kim Rullis, the motion to approve the application was approved in a roll call vote of seven in favor and none opposed, no abstentions.

Recorded Vote: Aye: Boney, Farrell, Fetty, Rullis, Witherspoon, Kerrigan, McArthur  
Nay: XXX  
Abstain: XXX

**#20-2017 Augustine Unuigbe 114 Route 50**  
**Block 800/Lot 2 Application repair and replace existing slate roof with shingled roof (Color: Slatestone Grey)**

Rev. Unuigbe was accompanied by Ken Small of Emmonds Roofing & Siding in Williamstown, NJ. Mr. Small said that the old slate shingles have deteriorated; the clips holding the slates are old and worn and the slates are falling off. The estimate to install a shingle roof is about \$25,000; the estimate to install a new slate roof is \$200,000. Dr. McArthur asked about the cost simulated slate roof; Mr. Small indicated that it would cost about four times as much as a shingled roof.

Mrs. Fetty asked Rev. Unuigbe if he had applied for any grants to cover the cost of the slate roof; Rev. Unuigbe said they had made several unsuccessful attempts to repair the roof, but he had not applied for grants. Ms. Witherspoon asked if there would be any guarantee that the church would receive a grant if applied for; Rev. Unuigbe said there was not.

Mr. Small said that the leaking roof is causing damage to the interior of the church, because while the roof itself is okay, the gaps between the wood is allowing water inside the church. The shingle color will be similar to the color of the current slate roof, and it will come with a 50-year warranty. Mr. Small explained how the slate roof will be carefully removed. Rev. Unuigbe explained that the gutters will also be replaced with a similar type of gutter (but of better quality). Some of the windows have water damage and will be repaired, scraped, and painted the same color as they are currently.

Rev. Unuigbe also asked about their sign; they would like to turn the sign so it is more visible to traffic. Dr. McArthur said that the HPC does not have to issue an approval to move the existing sign, but Rev. Unuigbe would need permits from the Zoning office.

On motion of Thelma Witherspoon, second by Roberta Boney, the motion to approve the application was approved in a roll call vote of six in favor and one opposed, with no abstentions.

Recorded Vote:       Aye: Boney, Farrell, Rullis, Witherspoon, Kerrigan, McArthur  
                          Nay: Fetty  
                          Abstain: XXX

**Applications approved by the Chairman**

A. #19-2017   Maria Venezia                   Block 751/Lot 5                   124 Lenape Avenue  
                  Application to repair and replace leaking roof – Color: Pacific Wave (same)

**Announcements**

Chairman McArthur reported that the HPC members are signed up for training classes on September 23 and October 7.

**Old Business**

Mrs. Boney had submitted a draft letter to be sent to Historic District property owners. Details of the letter were discussed; a subcommittee was formed (McArthur, Boney, Kerrigan) to work on a second draft and possibly a separate letter to business owners in the Historic District.

On motion of Cheryl Fetty, second by Carl Farrell, and carried unanimously, it was moved to authorize the subcommittee to prepare the letter and present it to the Township Committee for review.

Mrs. Fetty suggested that the HPC invite people from the NJ HPO to a meeting with the public invited, so the State can talk about grant opportunities. Ms. Marcolongo will contact Jonathan Kinney from the NJ HPO and ask; Dr. McArthur may also see Mr. Kinney at the training session next week. Mr. Farrell suggested that there could be press coverage as well.

**New Business**

Mrs. Fetty asked about the work being done on the Weymouth Furnace Bridge. Ms. Marcolongo said that she thinks it is repair work only that does not affect the historic integrity of the bridge; but she will check with the County and report back.

Mrs. Fetty reported that she has received complaints about the name “Gravelly Run Square” that is being used by the new shopping center on the Black Horse Pike; they are taking an historic name and using it in another area of the Township. She said that she had spoken to the engineer, and he said it wasn’t too late to speak up; no signs have been made yet. Mrs. Fetty suggested sending a letter to the Planning Board or the Township Committee, asking them to contact the developer and ask the name be changed.

On motion of Cheryl Fetty, second by Kim Rullis, and carried unanimously, it was moved to authorize Dr. McArthur to draft a letter to the Township Committee, asking them to ask the developer to change the name.

**Subcommittee Reports**

The Commission reviewed the Non-Compliance Form.

**Correspondence**

None.

**Memorializations**

On the motion of Cheryl Fetty, seconded by Roberta Boney, the following Memorializations were approved:

- A. #14-2017      Michele Dawson      Block 743/Lot 5      6034 Main Street  
Application for addition of two (2) storage sheds
- B. #19-2017      Maria Venezia      Block 751/Lot 5      124 Lenape Avenue  
Application to repair and replace leaking roof – Color: Pacific Wave (same)

Recorded Vote:      Aye: Boney, Farrell, Fetty, Rullis, Witherspoon, Kerrigan, McArthur  
Nay: XXX  
Abstain: XXX

**Public Comment**

There were no members of the public present.

Mrs. Fetty stated that she is disappointed by tonight’s vote on the Transformation Church roof; she hopes that this does not set a trend.

Mrs. Fetty reminded the Commission members that “Art in the Park” is scheduled for Saturday, September 16.

**Adjournment**

On the motion of Thelma Witherspoon, second of Carl Farrell and carried, the meeting was adjourned at 8:07 pm.

Respectfully submitted,

Lisa Marcolongo, Secretary