

**TOWNSHIP OF HAMILTON  
HISTORIC PRESERVATION COMMISSION  
6101 THIRTEENTH ST.  
MAYS LANDING, NJ**

**January 17, 2019 – Reorganization Meeting  
7:00 PM**

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This meeting of the Historic Preservation Commission was called to order by Secretary Lisa Marcolongo. The Pledge of Allegiance was recited and the certification of compliance with the Open Public Meetings Law was read.

**Roll Call**

Present: Roberta Boney; Carl Farrell; Cheryl Fetty; Ronald McArthur; Heather Tomasello; Thelma Witherspoon.

**Administration of Oath of Office to New Members**

The Oath of Office was administered to Roberta Boney and Heather Tomasello by Secretary Lisa Marcolongo.

**Minutes**

On the motion of Ronald McArthur, seconded by Thelma Witherspoon and carried by a vote of 6 in favor, none opposed, no abstentions, the minutes of the November 8, 2018 meeting were approved as presented.

**Reorganization**

**Election of Chairperson**

Cheryl Fetty nominated Ronald McArthur. Mrs. Boney seconded the nomination. There were no other nominations and the floor was closed for nominations. Ronald McArthur was elected Chairperson for the year 2019 by a vote of five in favor and one abstention (Ronald McArthur).

**Election of Vice-Chairperson**

Carl Farrell nominated Cheryl Fetty. Mrs. Tomasello seconded the nomination. There were no other nominations and the floor was closed for nominations. Cheryl Fetty was elected Vice-Chairperson for the year 2019 by a vote of five in favor and one abstention (Cheryl Fetty).

**Appointment of Secretary**

On the motion of Ronald McArthur, seconded by Cheryl Fetty and carried by unanimous roll call vote, Lisa Marcolongo was appointed Secretary for 2019.

**Establish Meeting Dates & Times**

In a unanimous voice vote, the 2019 meetings were established as the second Thursday of each month. All meetings will begin at 7:00 pm.

**Adoption of Rules of Procedure**

On the motion of Heather Tomasello, second of Thelma Witherspoon and carried, the Rules of Procedure were adopted as presented.

**Applications**

**#29-2018      Block 753/Lot 17      6027 Main Street**

Resurface flat roof surrounded by parapets, not visible from street. ONLY storefront roof being replaced.

Dr. McArthur showed the sample piece of roofing material (white); this roof is flat and is not visible from the street. Mrs. Fetty said that normally the HPC does not approve white roofs but conceded that it would not be visible. The property owner, Peter Dellas, is out of town but was reached on the telephone to answer questions.

Mr. Dellas said that the old roof is currently black. He has been trying without success to repair this roof for a long time; and he has been advised that this industrial-type roofing material is the best solution to solve the problem permanently, but it only comes in white. Mrs. Tomasello asked if the roof is visible from the road, and asked about the flashing. Mr. Dellas said it is the same type of flashing, and the roofing company says there is no roofing material in black that will fix the problem.

There being no further discussion on the application, on motion of Heather Tomasello, second of Carl Farrell, the motion to approve Application #29-2018 was passed in a roll call vote of 5 in favor, 1 opposed, and no abstentions.

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

Mrs. Tomasello stated during her motion to approve that she understood that the owner chose the white roof rather than the asphalt roof in order to solve the problem for good, and the white would not show from the street. Mrs. Fetty stated during her vote that she voted no because the material is white.

**#01-2019      Block 743/Lot 7      6028 Main Street**

Window sign & double-sided hanging sign

Lee Campbell and Angela Ret of the Creative Cottage were present. Ms. Ret showed a sample of the window lettering and said that the hanging sign would be made of plywood. Ms. Ret said the window lettering would be on the outside of the glass. Mrs. Tomasello suggested that Ms. Ret might want to consider putting it on the inside, so it would not be damaged by weather or passers-by. Mrs. Fetty asked about lighting; Ms. Ret said the sign would not be lit (none of the signs on the street are lit). Ms. Ret confirmed that the wooden sign would be double-sided.

There being no further discussion on the application, on motion of Cheryl Fetty, second of Carl Farrell, the motion to approve Application #01-2019 was passed in a roll call vote of 6 in favor, none opposed, and no abstentions.

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

**Applications approved by the Chairman**

None.

## **Announcements**

None.

## **Ongoing Business**

Tree Lighting Recap – Dr. McArthur praised Mrs. Fetty and for her hard work on the Tree Lighting. Mrs. Fetty said that the event went well, even with the date change (due to inclement weather), and suggested that the Commission should select a rain date going forward.

Federal FY2019 CLG Grant Application – Dr. McArthur reported that he and Mrs. Fetty had met with Phil Sartorio to review the application; Dr. McArthur will sign the grant tonight so it can be submission. Mrs. Fetty asked when the awards will be announced; Mr. Sartorio said perhaps in the fall.

## **New Business**

Mrs. Fetty asked if any of the Commission members were interested in attending a one-day seminar in March; however, none of the members were available to attend.

## **Sub-Committee Reports**

Property Maintenance – No report.

Solar Panels – Dr. McArthur reported that Mr. Sartorio had sent the Commission members a copy of the suggested language for the ordinance change. Mr. Sartorio asked the members to clarify if they meant the changes to apply to any structure in the Historic District, or just contributing structures. Dr. McArthur suggested it apply to any structure, as it would have an effect on the entire District. The consensus among the members was to clarify the language to apply to any structure within the Historic District.

Mr. Sartorio said that he will submit the suggested ordinance amendment to the Planning Board for review; after that, it would go to the Township Committee, and then to the Pinelands Commission.

## **Correspondence**

The Commission reviewed the letter from the NJHPO Re: Lake Lenape Dam Rehabilitation.

## **Memorializations**

On the motion of Thelma Witherspoon, seconded by Carl Farrell, the following Memorializations were approved:

- A. #25-2018 George Blood Block 750/Lot 13 6047 Main Street  
Application to Install new shutters and front doors; paint existing siding; repair roof
- B. #27-2018 Lisa Edson Block 757/Lot 1 6019 Main Street  
Application for window signage
- C. #28-2018 Irina Venezia Block 757/Lot 5 112 Hanthorn Street  
Application to replace existing twin porches and awnings with one porch and porch roof spanning both entrances

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

**Public Comment**

Roberta Boney asked about the new construction on Main and Lenape (Block 742/Lot 2). She stated that the Commission had approved standard double-hung windows; however, the window openings appeared to be square. The Commission reviewed the application and had a brief discussion of the property; Mr. Farrell said that he would drive by the site to look at the situation and report back.

There were no other members of the public present.

**Adjournment**

On the motion of Carl Farrell, second of Cheryl Fetty and carried, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Lisa Marcolongo, Secretary