

**HISTORIC PRESERVATION ADVISORY COMMISSION**  
**REGULAR MEETING**  
**SEPTEMBER 24, 2024**  
**AGENDA**

**I. CALL TO ORDER**

The Historic Preservation Advisory Commission meeting of September 24, 2024, will begin at 4:00pm at the Beach Haven Borough Hall.

**II. FLAG SALUTE**

Led by Denise Tinquist

**III. READING OF THE SUNSHINE LAW**

*Pursuant to the Open Public Meetings Act, adequate notice of this meeting, of the Historic Preservation Advisory Commission, has been provided by posting on the bulletin board in the Beach Haven Municipal Building, mailing the same to two newspapers, and by filing a copy with the Borough Clerk.*

**IV. ROLL CALL**

Christian Baumiller \_\_\_\_\_ Jaime Ciardelli \_\_\_\_\_ Dean Harkness \_\_\_\_\_  
Judy McAndrew \_\_\_\_\_ Joe Ryan \_\_\_\_\_ Kitty Snyder \_\_\_\_\_ Denise Tinquist \_\_\_\_\_  
Jeanette Lloyd \_\_\_\_\_

**V. MINUTES FOR APPROVAL** without formal reading

July 30, 2024 meeting

**VI. APPROVAL OF BILLS**

\$6.20 August HPAC Meeting, Cancellation Notice, Beach Haven Times  
\$43.80 August HPAC Meeting Cancellation Notice, Asbury Park Press

**VII. WELCOME/ INTRODUCTION OF COMMISSIONERS**

**VIII. PUBLIC HEARING**

**1. Application for Certificate of Appropriateness #2024-14**  
**Resolution #2024-13A Demo and #2024-13B New Construction**

**Address:** 227 Third St. **Block:** #169 **Lot:** #17

**Owner:** Timothy & Carmeleta Cacace

**Representative:** Michael Pagnotta Architects PC

**Work to be completed:** This application is for the demolition of the existing home and the construction of new single-family dwelling on a short crawl space foundation. The design will be a two-story reverse living home. The home will be less than 1500 s.f. of living space. The exterior will feature Nu-Cedar shake siding and Andersen windows. The windows will be “tru-light” grilles, on the front elevation. The roof will be Timberline Ultra shingles. Details will include upgrade window trim and brackets on the front elevation. The front porch will have 5/4”x6” mahogany decking, with 36” high cellular pvc railings, with mahogany top rails. The exterior base will include cultured brick veneer and brick fireplace. The porch foundation will have square cedar 1” privacy lattice. The height will be less than the 35’ allowable.

- 1a. Summary of Application Form:
  - a. Completed Certificate of Appropriateness Form
  - b. Images of the Neighborhood
  - c. Images of Products
  - d. Prospective Image of New Home
  - e. Architectural Plans

1b. Swearing in of witnesses

1c. Deliberation of Case/Questioning Portion:  
Proceed to identify which design guidelines apply to the project.

1. Height, front and side setbacks, lot coverage
2. Materials to be used (textures and patterns)
3. Architectural detailing-siding, trim, foundations
4. Roof shapes, form, pitch and material
5. Windows and door portions, shapes, locations and pattern
6. General form and proportion of building, detached garage, outside showers, sheds
7. Features and fixtures: handrails, spindles, columns, posts, stoops, decking, fences, utility boxes, central air-conditioning platforms

1d. Findings and Facts

- a. Chairperson lists evidence and relevant facts from questioning portion.
- b. Each Commissioner is to comment on the application, targeting areas of concern or any other area which has not been discussed.

1e. Decision on the Certificate of Appropriateness and Resolution: **Demolition**

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-14, and Resolution #2024-13A Demolition, at 227 Third St., does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added:

“This finding is subject, however, to the following conditions:”

- b. Call for a motion

1f. Decision on the Certificate of Appropriateness and Resolution: **New Construction**

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-14, and Resolution #2024-13B New Construction, at 227 Third St., if constructed according to the plans reviewed at this meeting, does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added: “This finding is subject, however, to the following conditions:”

- b. Call for a motion

**2. Application for Certificate of Appropriateness #2024-15**

**Resolution #2024-14**

**Address:** 124 4<sup>th</sup> St. **Block:** #173 **Lot:** #2

**Owner:** Nathan Colmer

**Representative:** Nathan Colmer

**Work to be completed:** Replace the existing vinyl siding with LP smart siding, in a grey color, replace the roof, replace the existing front windows and doors with new windows and doors, both of which will match HPAC guidelines.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Image of Existing Home
- c. Prospective Image of New Home

1b. Swearing in of witnesses

1c. Deliberation of Case/Questioning Portion:

Proceed to identify which design guidelines apply to the project.

8. Height, front and side setbacks, lot coverage
9. Materials to be used (textures and patterns)
10. Architectural detailing-siding, trim, foundations
11. Roof shapes, form, pitch and material
12. Windows and door portions, shapes, locations and pattern
13. General form and proportion of building, detached garage, outside showers, sheds
14. Features and fixtures: handrails, spindles, columns, posts, stoops, decking, fences, utility boxes, central air-conditioning platforms

1d. Findings and Facts

- c. Chairperson lists evidence and relevant facts from questioning portion.
- d. Each Commissioner is to comment on the application, targeting areas of concern or any other area which has not been discussed.

1e. Decision on the Certificate of Appropriateness and Resolution

c. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-15, and Resolution #2024-14, at 124 Fourth St., if constructed according to the plans reviewed at this meeting, does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

If the application is to be approved conditionally, the following phrase should be added: “This finding is subject, however, to the following conditions:”

d. Call for a motion

**IX. GENERAL DISCUSSION:**

1. **224 Amber St.:** Status of the old Engleside Caretaker’s house, built in 1880-1890s
2. **105 Atlantic Ave.:** Issue with the difference between first permit application, that included demolition, and the approved HPAC resolution, that was for renovation only

**X. PUBLIC COMMENT:**

**XI. ADJOURNMENT:**

- A. Motion to adjourn
- B. The meeting was adjourned at \_\_\_\_\_ p.m.