

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
OCTOBER 29, 2024
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of October 29, 2024, will begin at 4:00pm at the Beach Haven Borough Hall.

II. FLAG SALUTE

Led by Christian Baumiller

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

September 24, 2024 meeting

VI. WELCOME/ INTRODUCTION OF COMMISSIONERS

VII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2024-16

Resolution #2024-15

Address: 110 Coral St. **Block:** #122 **Lot:** #5.02

Owner: Polly & Ken Breithaupt

Representative: Keith Burns Architect

Work to be completed: This application is for expanding the existing covered porch to the east and including an open deck above. New stairs from the porch will access the yard to the rear and south. Also, it is for a two-story addition and new stair and deck to the rear yard, at the south side/rear of the house. The addition will add one new bedroom at the second floor and expand the existing bedroom at the first floor with one new bathroom.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of the Home
- c. Property Survey
- d. 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

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-16, and Resolution #2024-15, at 110 Coral 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 #2024-17

Resolution #2024-16

Address: 124 Marine St. **Block:** #120 **Lot:** #5

Owner: Aurora Pipeling

Representative: Aurora Pipeling

Work to be completed: Removal of proposed west side stairs, from the March 2024 HPAC meeting, that would have given outside access to the deck. Change the existing front access stairs to access with a landing with stairs going to both sides. Upper existing railings to be Intex Hampton on fiberglass existing deck and new railings on lower 1st floor front door access. Existing front siding changed to Hardie Board horizontal planking. Upper floor additional panel will match existing 2nd floor door.

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form

- b. Site Plan
- c. Architectural Designs

2b. Swearing in of witnesses

2c. 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

2d. 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.

2e. Decision on the Certificate of Appropriateness and Resolution

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2024-17, and Resolution #2024-16, at 124 Marine 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

VIII. GENERAL DISCUSSION:

IX. PUBLIC COMMENT:

X. ADJOURNMENT:

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