

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
MAY 27, 2025
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of May 27, 2025, will begin at 4:00pm at the Beach Haven Borough Hall.

II. FLAG SALUTE

Led by Joe Ryan

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

April 29, 2025 meeting

VI. WELCOME/ INTRODUCTION OF COMMISSIONERS

VII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2025-08 (moved from the April 29, 2025 meeting)

Resolution #2025-09

Address: 202 Chatsworth **Block:** 83 Lot: 8

Owner: Caroline & Joseph McGlynn

Representative: Caroline & Joseph McGlynn

Work to be completed: Renovations including: Replacing siding with James Hardie shingle “cobblestone”, replacing soffits with Azek vented and non-vented soffit, replacing trim and corner boards with Azek, replacing 19 windows with new construction double hung Anderson 400 (they will have a brickmould casing and the grid patterns to mimic the existing), trimming front and side elevation windows, along with door to the deck, with “Historic Rams Head” Azek surround, replacing deck with Timber tech Advanced Decking Harvest Collection in slate gray, replacing deck railing with Intex Hampton PVC railing system, replacing the door to the deck above the garage with a new storm door, replacing the rear entry door to the garage, replacing the rear entry door to the kitchen, replacing the deck with Timber Tech Harvest by Azek in slate gray and the deck railing with Hampton Extruded Railing System by Intex in white, replacing the garage door as well as the trim around it, replacing 3 sets of rear wooden stairs with like,

as well as work on the flower boxes at the garage window and repurposing the mailbox, house numbers, door trim and other items at the front door.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Materials
- c. Images of Home

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

1. Chairperson lists evidence and relevant facts from questioning portion.
2. 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 #2025-08, and Resolution #2025-09, at 202 Chatsworth Ave., 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 #2025-09

Resolution #2025-10A Demolition and 2025-10B New Construction

Address: 214 Coral St. **Block:** 119 Lot: 7

Owner: Tara & Stephen Deering

Representative: Sarah D. Jennings, AIA, CWB Architecture

Work to be completed: Demolition of existing house and shed and new construction of single family home

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Existing Home
- c. Images of Proposed Materials
- d. Site Plan
- e. Architectural Plans Home and Garage

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

1. Chairperson lists evidence and relevant facts from questioning portion.
2. 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: 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 #2025-09, and Resolution #2025-10A Demolition, at 214 Coral St., does follow the historic design guidelines.”

- b. Call for a motion

2f. 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 #2025-09, and Resolution #2025-10B New Construction, at 214 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

3. Application for Certificate of Appropriateness #2025-10

Resolution #2025-11A Demolition and 2025-11B New Construction

Address: 214 Norwood Ave. **Block:** 100 Lot: 6

Owner: Keri & Gregory Temo

Representative: Sarah D. Jennings, AIA, CWB Architecture

Work to be completed: Demolition of existing house and shed and new construction of single family home

3a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Existing Home
- c. Images of Proposed Materials
- d. Site Plan
- e. Architectural Plans Home and Garage

3b. Swearing in of witnesses

3c. 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

3d. Findings and Facts

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

3e. 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 #2025-10, and Resolution #2025-11A Demolition, at 214 Norwood Ave., does follow the historic design guidelines.”

- b. Call for a motion

3f. 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 #2025-10, and Resolution #2025-11B New Construction, at 214 Norwood Ave., 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:”

- c. Call for a motion

VIII. GENERAL DISCUSSION:

IX. PUBLIC COMMENT:

X. ADJOURNMENT:

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