

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
JUNE 24, 2025
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of June 24, 2025, will begin at 4:00pm at the Beach Haven Borough Hall.

II. FLAG SALUTE

Led by Kitty Snyder

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

May 27, 2025 meeting

VI. WELCOME/ INTRODUCTION OF COMMISSIONERS

VII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2025-11

Resolution #2025-12

Address: 111 Ocean St. **Block:** 120 Lot: 11

Owner: Kevin & Deana Pearly

Representative: Michael Melillo, Architect

Work to be completed: Demolition and removal of the existing 2 story front porch, the existing rear 2nd and 3rd story decks, and the rear portion of the dwelling. Construct new 1 story front porch, in the existing front porch footprint. New front porch footprint is reduced by 2.7' off the east site boundary line; to comply with the minimum fire code regulations. Additionally, there are plans to construct a new 2 story addition on the northwest corner of the dwelling. The roof structure is to be reframed to accommodate the new additions. Finally, there will be renovations and upgrades including windows, roofing, siding, trim, railings, decking, and front walkway.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Materials
- c. Images of Doors, Rails, Windows

- d. Images of Existing Home
- e. Images of Homes in Surrounding Neighborhood
- f. Plot Plan and Property Survey
- g. 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

- 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 #2025-11, and Resolution #2025-12, at 111 Ocean 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 #2025-12

Resolution #2025-13

Address: 205 S. Beach Ave. **Block:** 136 Lot: 2

Owner: Bob & Lindsay Scarperi

Representative: Hand Line Architect LLC

Work to be completed: Provide a small addition on the 2nd floor to accommodate 2 new bedrooms over existing living space. The front portion of the existing 2nd floor deck will be covered to create an aesthetically pleasing faced with open rails. The existing 1st floor entry porch will be modified to provide open rails in order to accommodate the Borough's floor area ratio requirements. New A/C condensing units will be located on a new flat roof at the rear of the building, so they will be screened from the street view. New windows & entry doors are provided throughout the dwelling.

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Site Plan
- c. Images of Existing Home, from Various Directions
- d. Images of Home with Proposed Renovations
- e. Architectural Plans

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

- a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2025-12, and Resolution #2025-13, at 205 S. Beach 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

3. **Application for Certificate of Appropriateness #2025-13**

Resolution #2025-14

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

Owner: Tara & Stephen Deering

Representative: CWB Architecture, Sarah D. Jennings, AIA

Work to be completed: Proposed new single family residence, per design attached to application

3a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Site Plan
- c. Images of Existing Home, from Various Directions
- d. Architectural Plans

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

a. Based on the proceeding findings of fact:

“I move that the Historic Preservation Advisory Commission finds as fact that the proposed project Application #2025-13, and Resolution #2025-14, 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

VIII. GENERAL DISCUSSION:

IX. PUBLIC COMMENT:

X. ADJOURNMENT:

A. Motion to adjourn

B. The meeting was adjourned at _____ p.m.