

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
JULY 29, 2025
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of July 29, 2025, 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

June 24, 2025 meeting

VI. WELCOME/ INTRODUCTION OF COMMISSIONERS

VII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2025-14

Resolution #2025-15

Address: 134 Belvoir Ave. **Block:** 103 **Lot:** 2.01

Owner: Mike & Hillary Karmilowicz

Representative: Hand Line Architect

Work to be completed: Provide a new wrap around porch along the north, east, & west sides of the existing building; known as the “Duck House”. Add three new doors to provide access to the existing dining room, mudroom, & bedroom. Two new fiberglass decks are proposed at the existing 2nd floor bedrooms, over the new porch roof. The new porch roof is designed to match the existing curved roof line, to remain true to the building’s historic character. Existing AC platforms have been relocated further from the street corner and shielded by fencing.

A new detached, 264sq.ft., garage is proposed and a new open pergola is proposed over the existing rear deck. The existing outdoor shower will be relocated next to the new detached garage and will receive an open pergola roof to tastefully match the proposed rear deck pergola.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Survey of Property
- c. Site Plans
- d. Images of the Existing Home
- e. Images of the Proposed New Home
- f. Images of the Surrounding Neighborhood
- 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 #2025-14, and Resolution #2025-15, at 134 Belvoir 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 #2025-16

Resolution #2025-17

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

Owner: Kevin and Deana Pearly

Representative: Owner

Work to be completed: Remove existing 2nd story porch that was added in the 60s/70s, along with the existing rear 2nd and 3rd story decks. Remove rear portion of the dwelling. Construct new 1 story porch, withing the existing front porch footprint; note that front porch footprint is reduced by 2.7', off the east boundary line, to comply with the minimum fire code regulations. Construct a new 2 story addition, in the rear of the dwelling, on the northwest corner. The roof structure is to be re-framed to accommodate the new additions and to bring in balance old renovations/additions. New renovations and upgrades include: windows, roofing, cedar siding, railings, wood decking, and front walkway.

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Architectural Images of Proposed Home
- c. First Floor Plan
- d. Newspaper Image

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 #2025-16, and Resolution #2025-17, 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

3. Application for Certificate of Appropriateness #2025-15

Resolution #2025-16

Address: 118 4th St. **Block:** 173 Lot: 4

Owner: Carol & Marty Shafman

Representative: Brian Roddy, Salt Creek Construction LLC

Work to be completed: Exterior renovation to existing structure to include: replacing existing windows in existing opening, with Anderson Full divided Light Grilles; remove sliding door on rear of house and replace with swing entry door; remove and replace cedar siding with new cedar siding; remove previously enclosed front porch and replace with open front deck; remove original cedar shingle over lathe roof which has been covered in asphalt shingles and replace with plywood deck roof and asphalt architectural shingles, with no change in the roofline; remove existing exterior decks in rear of house; remove existing detached garage; and add inground swimming pool

3a. Summary of Application Form:

- e. Completed Certificate of Appropriateness Form
- f. NJ DEP, Historic Preservation Office, Property Report
- g. Images of Materials
- h. Images of Adjoining Property
- i. Streetscape Images
- j. Artistic Rendering of Renovated Home
- k. Plot Plan
- l. Architectural Plan of Home Exterior

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 #2025-15, and Resolution #2025-16, at 118 4th 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.