

HISTORIC PRESERVATION ADVISORY COMMISSION
REGULAR MEETING
FEBRUARY 27, 2024
AGENDA

I. CALL TO ORDER

The Historic Preservation Advisory Commission meeting of February 27, 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

January 30, 2024 meeting

VI. APPROVAL OF BILLS

\$332.50 Hill Wallack LLP, HPAC Attorney fees, January, 2024
\$85.84 Beach Haven Times, 2024 Annual Meeting Notice, publication & affidavit

VII. WELCOME/ INTRODUCTION OF COMMISSIONERS

VIII. PUBLIC HEARING

1. Application for Certificate of Appropriateness #2024-03

Resolution #2024-03 A Demo & 2024-03 B New Construction

Address: 301 N. Beach Ave., **Block:** #173 Lot: #1.01

Owner: Terry Moeller

Representative: Sarah Jennings, AIA

Work to be completed: Demolition of existing structure, construct new single-family residence as proposed on architectural drawings

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Property Images
- c. Images of Products
- d. Architectural Images of Home
- e. Site 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 #2024-03, and Resolution #2024-04 A Demo and B New Construction, at 301 N. 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:”

- a. Call for a motion
 1. Reso A Demo
 2. Reso B New Construction

2. Application for Certificate of Appropriateness #2024-04

Resolution #2024-05

Address: 201 Marine St., **Block:** #118 Lot: #13.02

Owner: Charles F. Bruno, Jr. & Regina Johnson

Representative: Master Builders Contracting, Inc.

Work to be completed: Siding replacement, soffits, and window and door trim

2a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Property Survey
- c. Product sample
- d. Licensee Verification Letter, Contractor

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.
- c.

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 #2024-04, and Resolution #2024-05, at 201 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

3. Application for Certificate of Appropriateness #2024-005
Resolution #2024-02B New Construction

Address: 229 3rd St.

Owner: Matthew and Erin Genna

Representative: Sarah D. Jennings, AIA

Work to be completed: Construction of new single-family residence as proposed on architectural drawings.

3a. Summary of Application Form:

- a. Completed Certificate of Appropriation Form
- b. Image of Proposed Materials for Garage Door
- c. Site 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

- 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.

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 #2024-05, and Resolution #2024-02B New Construction, at 229 3rd 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:”

- a. Call for a motion

IX. GENERAL DISCUSSION:

1. Review of Full Construction Plans, by an HPAC Builder, for Conformity with the HPAC Resolution

X. PUBLIC COMMENT:

XI. ADJOURNMENT:

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