

**HISTORIC PRESERVATION ADVISORY COMMISSION**  
**REGULAR MEETING**  
**APRIL 30, 2024**  
**AGENDA**

**I. CALL TO ORDER**

The Historic Preservation Advisory Commission meeting of April 30, 2024, will begin at 4:00pm at the Beach Haven Borough Hall.

**II. FLAG SALUTE**

Led by Dean Harkness

**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

March 26, 2024 meeting

**VI. WELCOME/ INTRODUCTION OF COMMISSIONERS**

**VII. PUBLIC HEARING**

**1. Application for Certificate of Appropriateness #2024-09**

**Resolution:** #2024-09A Demo of Rear Home, and #2024-09B New Construction

**Address:** 415 Amber St. **Block:** #135 **Lot:** #15

**Owner:** Ruggieri Residence

**Representative:** CWB Architecture

**Work to be completed:** Demolish existing structure to provide new single-family residence, preserve existing brackets if possible. Design of new single family residence per architectural drawings.

1a. Summary of Application Form:

- a. Completed Certificate of Appropriateness Form
- b. Images of Front and Rear Homes
- c. Images of Products
- d. Images of Neighborhood
- e. Architectural Designs

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: **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 #2024-09, and Resolution #2024-09A Demolition of Rear Home, at 415 Amber St., does follow the historic design guidelines and (is) in harmony with the visual compatibility of the neighboring properties.”

- b. Call for a motion

1f. 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 #2024-09, and Resolution #2024-09B New Construction, at 415 Amber 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

**X. GENERAL DISCUSSION:**

1. **Island Baptist Church:** handicapped access

**Items for review-**

-email between Ms. Snyder, Mr. Baumiller, and John Pagenkopf,  
Executive Pastor

-image of Sunday School, taking place on the lawn (as described in the  
email)

-image of current East Elevation design and proposed change to east  
elevation to allow for a handicapped lift inside the storage area, under the  
front porch

**X. PUBLIC COMMENT:**

**XI. ADJOURNMENT:**

A. Motion to adjourn

B. The meeting was adjourned at \_\_\_\_\_ p.m.