

**BOROUGH OF FAIR HAVEN**  
**HISTORIC PRESERVATION COMMISSION**  
748 River Road, Fair Haven, NJ 07704

**Regular Meeting Minutes – October 24, 2023 – 7:00 pm**

The meeting was called to order at 7:05 pm by Mr. Pavluk, Historic Preservation Commission Chairman, with the reading of the Open Public Meetings Act statement (below).

Roll Call

Present: Art Pavluk, Pat Drummond, Jay Anderson, Joseph Schluter, Steve Smith, Carrie Nitka

Absent: Hillary Mullen, Michelle Mandia, Katy Fissora

Mr. Pavluk introduced the first agenda item from Old Business: *Continuation of application:*

Applicant:	Genevieve Diamont
Address:	839 River Road
Work proposed:	Addition and renovation

Mrs. Diamont distributed additional plans and photographs to the Board. Mr. Pavluk reviewed the last meeting discussion and noted the additional documents.

Charles Farkouh, builder, was also in attendance. He explained that he received approval to do the interior demo of the house and was able to access the overall condition. Windows were replaced several years ago so new rear windows will match those. He will redo the railings, mahogany decking, and new columns as original in wood. Some details he would like to do in Azek if allowed.

Mr. Pavluk asked if anything new was discovered about the house, its history, or the date of construction.

Mr. Farkouh stated that no work on the structure of the home had been done. He found old cast iron bathrooms, plaster walls, new copper pipes. Updates to windows have been done. They would like to take out the hot water tank and chimney and replace with a direct vent tank. He intends to keep the outside totally historic, leaving the siding on the house.

Mr. Anderson asked what they are proposing to do to the outside trim, front porch, and siding. He also noted that the decking in the drawing is and that the historic way is depicted in the photos. He clarified that the decking should be running perpendicular to the front and side of the house to see the edges.

Mrs. Diamont stated that the siding on the front would remain and just the addition would be engineered wood siding planks to match.

Mr. Farkouh stated that the trim will remain as original on the front except where it is rotted will be changed to Azek. Deck and stairs will be mahogany. They would remove the shingles on the roof, not touching the elevation. Columns would be made of wood, arch will be made of Azek, shutters will be preserved.

Mr. Anderson asked how the pictures would be replicated exactly without the proper drawings and noted that approvals would be nullified if not done exactly, as is.

Mr. Pavluk stated the board needs to go off the plans indicating exactly what will be done and that the plans submitted show something different. The application cannot be voted on because of the disparity. Items on the façade were identified that can be worked on while plans are being revised for the next meeting.

Mr. Anderson stated that he and Mr. Farouk had a business interaction 20 years ago and he wanted on the record. He then recused himself at 7:26PM.

Mr. Farkouh explained that the siding will not be touched, mahogany decking will be restored using 5 ¼ x 4 tongue and groove perpendicular to the house with a bull nose edge, wood lattice will remain as is. 6 x 6 wood posts in the back have already been started. In the front, all posts and trim will be wood, arches will be Azek. The roof is in bad shape. He would like to use a standard K-gutter on the house,

Mr. Pavluk stated that the structure underneath needs to be replaced exactly as is. Mr. Schluter will visit the location and access. He emphasized that it is important to keep the front of the house historic and that the gutters should be replaced as original with Yankee gutters.

Mr. Schluter stated that the railings should remain at the current height, and they should hold off on working on the railings until after the next meeting.

Mr. Pavluk stated that we will need revised plans for the next meeting to show what is being replicated. He proposed a motion that would partially allow the applicants to complete some restoration work on the façade of the house pending modification to the plans and specifications. He will provide a Memorandum of Action stating that revised plans must include front railing composition, rendering should match the existing house including roof pitches. Items that can be worked in the meantime include front decking, structural elements under the porch, 6 x 6 posts and trim as existing, arches in azek, restoration of Yankee gutters, preserve existing gable millwork.

MOTION by Mr. Pavluk and second by Mr. Schluter to continue the application with MOA.

In favor: Art Pavluk, Joseph Schluter, Pat Drummond, Steve Smith, Carrie Nitka

Recused: Jay Anderson

Opposed: None

The builder agreed to modify the plans and the applicant would return at the next Commission meeting on November 28, 2023 at 7 pm.

Mr. Pavluk introduced the next application:

Applicant:	Tricia and Keith Nelson
Address:	28b Gillespie Avenue
Work proposed:	Removal of ground level living space and build two-story addition

Mr. and Mrs. Nelson introduced themselves and stated that the garage converted to living space needs to be renovated. Matt Cronin, Architect, was their professional.

Mr. Cronin stated that the house is a Tudor style cottage house built in the 1930s purchased 5 years ago. The center of the house is two stories, and they would like to build a two-story addition. It would include code compliant stairs to the guest bedrooms/loft and laundry. Would need to align the roof and

place a dormer, keeping the overhang and the roof slope, underside of rafters and similar corbels near the front door using similar materials. Stucco will match the original color, timberline roof and brick porch to match the existing porch to the house. New windows will be matched to existing. Vertical windows will be installed in the stairwell.

Mr. Pavluk asked if the symmetry of the house would be affected by the plan.

Mr. Cronin explained that the new design would create balance.

Mr. Anderson asked how much of the addition would be seen from the road and said to be sure to use the same elements as original. Mr. Anderson stated that he felt the designs were in keeping with the original design of the house.

Mr. Cronin stated that the house is near Captains Point Way, one house in from Gillespie.

Mr. Pavluk asked about the vertical windows depicted in the west side elevation. He was concerned that they may be too modern looking even though it matches the door. Mr. Anderson agreed that the window as depicted might be too dominant and would agree to take out the top window.

Mr. Cronin stated that they would remove the upper 2x3 window and reconfigure it so that the proposed 2x6 window will become a 2x4 casement window. He would also like to keep the diamond grid window for the second floor.

MOTION by Mr. Pavluk and Second by Mr. Anderson to approve the application with MOA.

In favor: Art Pavluk, Joseph Schluter, Pat Drummond, Steve Smith, Carrie Nitka

Recused: Jay Anderson

Opposed: None

Mr. Pavluk introduced the next item on the agenda from old business - *Accessibility Upgrades to Bicentennial Hall/Fisk Chapel – Matthew Cronin, AIA*

Mr. Cronin presented two proposals, plan A and plan B. Consistent with both plans would be to leave the existing ramp and landings intact, remove the 8" wooden knee wall, refinish the surface and edges, and install a new railing like the one on the front porch and new finishes. Plan A depicts the existing restroom and coatroom to remain as is, un-accessible, and build an additional accessible restroom, move the door, and extend the landing approx. 4'. Plan B would involve making the existing bathroom a coatroom and creating a new bathroom, moving the door, and removing a historic window.

Mrs. Drummond brought up the fact that the lower landing is a problem because it collects water. Mr. Cronin advised that the new plan would involve resurfacing the landing to improve the pitch and include flashing to illuminate the water build up.

Mr. Cronin addressed the railing stating that it will be like the one on the front porch and compliant to all the current standards. The handrail will be consistent with what is there now.

Members discussed how it might be possible to combine elements from both plans to create a new plan that would keep the historic elements intact. A new Plan C was discussed that would include removing the existing bathroom and relocating the existing coat closet to the place of the existing bathroom. Mr.

Cronin also brought up the possible addition of an electronic sound system, approx. 15K, if the budget allows.

Mr. Cronin agreed to email the new plan for review and comment so that it can be presented to Council.

Mr. Rodriguez explained the process from the Council side and that the borough engineer can review the plan and comment.

MOTION by Mr. Anderson and second by Mr. Pavluk to approve the proposal of the new plan C including new wrought iron railings on the ADA ramp as well as the repair/replacement of the existing ramp. Demo of the existing bathroom and relocating the existing coat closet to the place of the existing bathroom. Also, moving the side door 4' to the west and extending the stairs and concrete landing 4'4" forward.

In favor: Art Pavluk, Jay Anderson, Joseph Schluter, Pat Drummond, Steve Smith, Carrie Nitka

Recused: none

Opposed: None

Mr. Pavluk introduced the next agenda item: *Committee Liaison Reports*

Elise Casey, the newly appointed president of the *Historic Association* was introduced. She gave the committee an update on the Sept. 9<sup>th</sup> Garden Party fund raising event which raised \$47,000. She expressed an interest in using Bicentennial Hall for future fundraising events.

Mrs. Cole, trustee with the Historic Association and member of council, brought up the need for ADA work along with an additional punch list of repairs. She stated that the ownership of the building is with the Borough with the HPC as a guide and that a Borough maintenance plan is needed. There are many aspects of the building that are in disrepair and a maintenance plan is needed including grading and gutters. A resident present at the meeting also expressed concern with the state of the building and noted that the responsibility should lie with the Borough as owner.

Mr. Pavluk stated that the HPC should take a position with the Borough to update the plan to take maintenance action and would write a memo. If the Borough does not want to take that on, then there will be a need for fundraising and possible grant writing.

Mr. Pavluk introduced the next item on the agenda, and administrative item: *Approval of July 25, 2023 minutes.*

MOTION by Mr. Pavluk and Second by Mr. Anderson to approve July 25, 2023 minutes.

In favor: Art Pavluk, Jay Anderson, Joseph Schluter, Pat Drummond, Steve Smith, Carrie Nitka

Recused: None

Opposed: None

Mr. Pavluk introduced the next item on the agenda, and administrative item: *2024 meeting dates*.

All dates are approved, and December 18th was agreed upon for that month.

MOTION by Mr. Pavluk and Second by Mr. Anderson to approve the 2024 meeting dates.

In favor: Art Pavluk, Jay Anderson, Joseph Schluter, Pat Drummond, Steve Smith, Carrie Nitka

Recused: None

Opposed: None

Mr. Pavluk made a MOTION to adjourn that was carried by voice vote at 9:25 pm.

Respectfully submitted,

Sheilah Olson  
Historical Preservation Commission  
Secretary

### **Public Announcement of Compliance**

**THIS IS A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE BOROUGH OF FAIR HAVEN. THIS MEETING WAS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT. NOTICE OF THIS MEETING WAS INCLUDED IN A SCHEDULE OF MEETINGS PUBLISHED IN THE ASBURY PARK PRESS AND NOTICED TO THE TWO RIVER TIMES AND THE STAR LEDGER ON JANUARY 26, 2023, POSTED ON THE BOROUGH WEBSITE, THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND HAS REMAINED CONTINUOUSLY POSTED AS REQUIRED UNDER THE STATUTE. IN ADDITION, COPIES OF THE ABOVE NOTICES ARE AND HAVE BEEN AVAILABLE TO THE PUBLIC AND ARE ON FILE IN THE OFFICE OF THE MUNICIPAL CLERK. WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE HISTORIC PRESERVATION COMMISSION SECRETARY IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.**