

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

Regular Meeting Minutes – November 28, 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, Katy Frissora

Absent: Hillary Mullen, Michelle Mandia, Steve Smith, Carrie Nitka

Mr. Pavluk changed the order of the meeting with Tracy Cole, Councilperson, and Elise Casey, Historic Association President, along with Katy Frissora, Liaison, going first to continue discussions about Bicentennial Hall/Fisk Chapel.

Mrs. Frissora began by stating that the Historic Preservation Commission, the Historic Association, and the Borough Council are all concerned with the future of Fisk Chapel.

Mr. Pavluk noted that there are two components of the matter being considered including the accessibility upgrades and the public/private partnership to restore and maintain Fisk Chapel. He stated that the matter was discussed at the most recent council meeting and modifications were made.

Mrs. Cole said that the Borough Council had received both MOA's on the matter and since then there have been two council meetings. Matt Cronin, Architect, discussed the plans at the first meeting and the Council continued the discussion at the second meeting. Regarding the construction of the bathrooms, the Council felt that the best approach would be to maintain the existing bathroom and add a new bathroom where the current storage area is located, keeping in mind that a storage area would be worked into the next scope of work. All exterior work would remain in line with the direction of the Commission.

Mr. Pavluk asked that the details of the Council's decision be formally sent to the Historical Preservation Commission. He also stated that the other issue to be considered is the revision of the Fisk Chapel Preservation Project Maintenance & Repair Action Plan from 2010.

Mrs. Cole said that consensus is to move forward with the original author, Mark Pavliv, and to assemble a group of stakeholders to review the full scope of work that the building will need. The next steps will be to make a request for a proposal and hold a meeting of the stakeholder group that would then make a site visit with borough professionals to review the scope of work. She noted that the Borough has agreed to retain Mr. Pavliv's services.

Mr. Pavluk asked if there was anything else needed from the Commission at this point.

Mrs. Cole stated that the stakeholder group would include the Chair of the Commission, Art Pavluk, the town historian, the President of the Historic Association, Elise Casey, Rich Gardella, Director of

Engineering, Matt Cronin, Architect, and any other individuals that the Commission felt should be included.

There was some additional discussion between the members regarding the new concept for the bathrooms and its relation to the historic stained-glass window. Mr. Anderson asked if there were drawings available of the new plan. It was discussed that the preservation of the window would not be a point of concern.

Mrs. Cole said that Matt Cronin would be working on the revised plans.

Mrs. Casey spoke regarding the new police station. She and Mrs. Frissora did a walk through and identified some historically significant items that will be preserved including an original half-circle window as well as two globes and lettering on the building. Mrs. Frissora shared a photo of the window with the Commission members on her phone. The next step will be for the Historical Association to find someone to do selective demo on these items.

Mr. Pavluk asked if there were any comments from the public, to which there were none.

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

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

Mr. Farkouh, the applicant's builder, presented pictures of his work to the Commission.

Mr. Pavluk stated that he had been by the house and was pleased with the progress of the work in accordance with the MOA. However, he expressed concern about the removal of the chimney.

Mr. Farkouh distributed and reviewed photographs of the work with members of the Commission. The photos included pictures of the decking, front porch steps, columns, footings with brick veneer, concrete footings, Yankee gutters. He discussed the front walkway and the plans for replacing the concrete with brick as well as the railings and lattice panels. Regarding the chimney he explained that Nick Fabiano, the construction official, told him that the chimney was not usable and needed to be removed.

Mr. Schluter asked if there was any documentation from Nick Fabiano Fabiano, Construction Official, directing Mr. Farkouh to take down the chimney. He said that he would produce such documentation for the Commission. The members discussed the use and condition of the chimney prior to it being removed. It was agreed that it was in a state of disrepair and needed to be removed. They then discussed what was intended to be done with the chimney because it is a prominent feature of the home.

Mr. Pavluk said that the Commission would need to see the plans for the chimney and then give approval.

Mr. Schluter asked about the gutters on the upper eave of the home and stated that he would not be opposed to adding a hanging gutter. The members agreed that would be acceptable.

Mr. Farkouh stated that the next stages of construction would include the railings, lattice, siding, rear and front walkway. They discussed the rear of the home regarding what can be seen from the street and matching all the historical elements from the front.

Mr. Anderson asked the applicant if it was acceptable to comment considering his recusal at the previous meeting. Mrs. Diamont said that she was fine with him participating. He suggested that they do a faux chimney as an option to not put anything back up. Mr. Farkouh said that he would work up a plan and then see if the budget would allow.

Mr. Pavluk summarized the continued scope of work to include a replacement of the chimney, historic half round gutters on east and west eaves, natural brick herringbone front walkway, smooth Hardy plank siding, Azek corner boards, rake and eave projection and trim on front gable roof and eave.

Mr. Pavluk also confirmed that Mr. Farkouh did not need to provide a letter from the construction official regarding the chimney.

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

In favor: Art Pavluk, Pat Drummond, Jay Anderson, Joe Schluter, Katy Frissora

Recused: None

Opposed: None

The builder agreed to modify the plans and the applicant would return at the next Commission meeting on December 21, 2023 at 7 pm.

Mr. Pavluk introduced the next item on the agenda: *Committee Liaison Reports – Historic Association*

Mrs. Frissora stated that in addition to the work being done on Bicentennial Hall/Fisk Chapel, there are some activities coming up in December including an event at the firehouse.

Mr. Pavluk introduced the next item on the agenda, an administrative item: *Approval of October 24, 2023 minutes.*

MOTION by Mr. Pavluk and Second by Mr. Anderson to approve October 24, 2023 minutes.

In favor: Art Pavluk, Pat Drummond, Jay Anderson, Joseph Schluter,

Recused: Katy Frissora

Opposed: None

Mr. Pavluk asked if there was any public comment.

Mrs. Susan O'Brien stated that the back of the home at 839 River Road backs up to Minton Lane and that it was her understanding that it is a public road. Therefore, any work done to the back of the home should be reviewed by the Commission as well as the front.

The Commission was not aware of this fact and agreed that changes to the back of the home should be considered as well.

Mr. Anderson agreed to provide the applicant with guidance on how to proceed including rear elevation concept sketches and a second-floor plan concept sketch. He also offered to meet and communicate with Mr. Farkouh about the work being done prior to the next meeting.

Mr. Schluter reviewed the plans with Mr. Anderson and Mr. Farkouh.

Mr. Pavluk stated that the work on the rear of the home could proceed with guidance from Mr. Anderson and approval from the Commission.

MOTION by Mr. Pavluk and second by Mr. Schluter to amend the prior Motion to include the proviso that the window location and roofline on the North side of the project be determined by review of the original architectural plans with specific input from Mr. Anderson.

In favor: Art Pavluk, Pat Drummond, Jay Anderson, Joe Schluter, Katy Frissora

Recused: None

Opposed: None

Mr. Pavluk made a MOTION to adjourn that was carried by voice vote at 8:30 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.