

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

Regular Meeting Minutes –February 28, 2023– 7:00 pm

The meeting was called to order at 7:12 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, Hillary Mullen, Joseph Schluter, Steve Smith

Absent: Michelle Mandia, Katy Frissora, Carrie Nitka

Also present, Councilman Chris Rodriguez.

Mr. Pavluk introduced the first agenda item from Old Business: *Update Bicentennial Hall – Matthew Cronin, Architect*. Mr. Cronin stated that he met with the Borough Clerk, Administrator, Engineer, and Councilwoman Cole regarding the Bicentennial Hall project.

Mr. Cronin distributed a handout detailing the pros and cons of a ramp versus a lift, (attached), for access to Bicentennial Hall. There was discussion by Mr. Cronin and the Commission regarding aesthetics, placement of the ramp in the rear versus the side of the building, renovation of the existing ramp including re-surfacing and changing the slope, and budget. Bingham Hall's ramp was mentioned for their rail and the aesthetics. There was conversation regarding a new sound system.

Councilman Rodriguez asked if the Commission would support a ramp versus a lift. Mr. Pavluk stated that the ramp would need to be tasteful and match the building.

The meeting was open to the public. There were no comments from the public.

Mr. Pavluk introduced the next agenda item:

Applicant(s): Chad Diacont – (Presented an informal application January 24, 2023)
Address: 36 DeNormandie Avenue, Block 50 Lot 5
Work Proposed: Second-story addition to garage.

Chad Diacont gave an overview of the formal application. The project is to construct an addition over the two-car garage. Al Shissias, the applicant's architect, stated that the existing room above the garage would be removed and a new addition would be built. He presented the architectural plans and went over the details added from the previous meeting. The upgrades in detail are limited to the front façade of the home for window trim and the returns. Mr. Anderson suggested changes to the rake, modifications to the flashing across the top, and a copper wash to replace the asphalt shown. Mr. Shissias stated that the application will need to go before the Zoning Board for variances.

The meeting was opened to the public. There were no comments from the public.

MOTION by Mr. Pavluk and second by Mr. Anderson to approve the application with the changes to the plan suggested by Mr. Anderson including changes to the rake, modifications to the flashing across the top, and a copper wash to replace the asphalt shown.

In Favor: Pavluk, Drummond, Anderson, Mullen, Schluter, Smith
Opposed: none

Mr. Pavluk introduced the next application:

Applicant(s): Melissa Mancuso and Andrew Anderson
Address: 803 River Road
Work Proposed: Signage with lighting.

Mr. Anderson introduced the application and reviewed the details. For the signage, he stated that there will be three tenants in the building and a rear tenant in the accessory building. He explained that the existing signs would be replaced with solid PVC signs, and the posts will also be replaced. One tenant will place a sign on the main building. Gooseneck lamps will be used over the sign on the main building.

The meeting was opened to the public. There were no comments from the public.

MOTION by Mr. Pavluk and second by Mr. Anderson to approve the application.

In Favor: Pavluk, Drummond, Anderson, Mullen, Schluter, Smith
Opposed: none

The meeting was opened to the public. Mr. Smith asked to speak about the Environmental Commission Roundtable meeting held earlier in February. He asked if any Commission member knew when the cherry trees were planted on Fair Haven Road. There was discussion at the Roundtable meeting about a contingency plan for replacement of the cherry trees. Mr. Smith also mentioned 15 Grange Walk and the planned demolition of the home on this property. He stated that he let the roundtable know that the Commission doesn't have jurisdiction for this property.

There was discussion regarding the jurisdiction of the Commission.

Mr. Pavluk introduced this next agenda item: *Compliance to Memorandum of Agreement, 15 DeNormandie Avenue*. Mr. Schluter went to visit the property. Pictures were presented to the Commission (attached). Mr. Pavluk reviewed the Memorandum of Action regarding the porch, rails and baluster, porch peers, and windows. There was a discussion regarding the windows on the South side of the home. The Commission agreed that the three windows on the South side were not part of the original approval by the Commission.

Mr. Pavluk stated that he will write a new Memorandum of Action based on the discussion of the Commission requesting modification of the work or the Commission will withdraw their approval.

The meeting was open to the public. There were no comments from the public.

Mr. Pavluk introduced the next agenda item: *Approval of January 24, 2023 minutes*.

MOTION by Mr. Pavluk and second by Mr. Schluter to approve the January 24, 2023 minutes.

In Favor: Pavluk, Drummond, Anderson, Mullen, Schluter, Smith
Opposed: none

Mr. Pavluk made a MOTION to adjourn that was carried by voice vote at 9:07 pm.

Respectfully submitted,

Sandi Papa
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.

MATTHEW T. CRONIN AIA

A R C H I T E C T

February 28, 2023

BICENTENNIAL HALL
25 FISK AVE.
FAIR HAVEN, NJ
Accessibility Project

RAMP vs LIFT

LIFT

Pros

- Relative independence of users in wheelchairs
- Aesthetics / Historic Preservation – can be hidden from public view.
- Relatively low initial cost.

Cons

- Building doesn't have a generator for backup power in an emergency.
- Operation of controls possibly difficult for first time or sporadic users.
- Requires regular mechanical maintenance.
- Possibly affected by adverse weather conditions over time.

RAMP

Pros

- Can be easier to use for people with mobility issues other than those in wheelchair, i.e.. Walkers, crutches, canes.
- Can be used more easily for deliveries.
- Simple, low-cost maintenance, possibly performed by Borough personnel.
- The structure of the ramp exists, demolition and disposal would be a cost if abandoned.

Cons

- Lack of independence for users in wheelchairs.
- Aesthetics / historic preservation questions.





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