

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

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

The meeting was called to order at 7:11 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 (arrived at 7:16 pm), Joseph Schluter, Steve Smith, Michelle Mandia, Katy Frissora

Absent: Carrie Nitka

Also present, Councilman Chris Rodriguez.

Mr. Pavluk introduced the first agenda item: *Compliance to Memorandum of Action (MOA), 15 DeNormandie Avenue.*

Mr. Pavluk provided the history of the original approval of the application for 15 DeNormandie Avenue and re-stated the issues with compliance to the MOA of October 4, 2022, as detailed in the MOA of February 28, 2023.

Reagan Barron and Mary Jane Codey of Lewis Point LLC, owners of 15 DeNormandie Avenue, were present at the meeting. Ms. Barron reviewed the project and provided photos, (attached). Ms. Codey reviewed seven houses in the Historic District with similar small windows.

The Commission stated that if changes were made to the original application, a new application should have been submitted to the Commission for review.

Mr. Pavluk shared a letter of support for the work completed at 15 DeNormandie Avenue received from Chryssa Yaccarino, Esq. of 24 DeNormandie Avenue (attached).

The Commission and Lewis Point LLC reviewed options regarding the small windows on the side of the home.

Mr. Pavluk re-stated the agreed changes discussed by the Commission and Lewis Point LLC including the following modifications for the small windows on the side of the home: cross mulleins, reduction in width of the moldings, increase the height on the top moldings, and inclusion of a historic sill.

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

MOTION by Mr. Pavluk and second by Mr. Schluter to include the changes to the side windows as agreed to by Lewis Point LLC and re-approval of the project.

In favor: Pavluk, Drummond, Anderson, Mullen, Schluter, Mandia, Frissora

Opposed: none

Councilman Rodriguez stated he had nothing to report. He mentioned the budgeting process.

The meeting was opened to the public.

Ms. Frissora suggested a liaison position between the Historic Preservation Commission and the Historic Association.

MOTION by Mr. Pavluk and second by Mr. Anderson to appoint Katy Frissora the liaison to the Historic Association.

In favor: Pavluk, Drummond, Anderson, Mullen, Schluter, Mandia, Frissora

Opposed: none

Mr. Pavluk introduced the next agenda item: *Approval of February 28, 2023 minutes.*

MOTION by Mr. Pavluk and second by Mr. Anderson to approve the February 28, 2023 meeting minutes.

In favor: Pavluk, Drummond, Anderson, Mullen, Schluter

Opposed: none

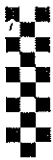
Mr. Pavluk made a MOTION to adjourn that was carried by voice vote at 8:16 pm.

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.



CHRYSSA YACCARINO
24 De Normandie Avenue
Fair Haven, New Jersey 07704
(732)241-6329
cyaccarinoesq@me.com

March 23, 2023

Via Fax Only (732)747-6962
Members of Fair Haven
Historic Preservation Commission
Borough of Fair Haven
748 River Road
Fair Haven, New Jersey 07704

Re: 15 De Normandie Avenue

Dear Members:

I have resided in my home located across the street from 15 De Normandie Avenue for 27 years. Unfortunately, that home fell into disrepair and the property had been neglected for the last five years or so—an unwelcomed eyesore on our block to say the least. When I learned that the property was sold and was going to be renovated and re-sold, I was so pleased as were many of my neighbors.

It has been a true pleasure to observe the progress over the last several months. The transformation is wonderful. Not only did the owners keep the existing footprint of the structure (something that does not happen often in Fair Haven), but they preserved the original historic appearance of the home. In fact, 15 De Normandie has not appeared like a historic home since I moved to my house in 1997. I am sure that this incredible renovation was accomplished through the Historic Commission's guidance and suggestions. Thank you.

Recently, Reagan Barron, one of the owners of the property, invited me into the property to see the renovations. What she has done to restore the beauty and historic essence of the home is amazing.

Reagan then shared with me that there have been complaints about three windows that are located on the side of the structure and that she has been summoned to appear again before the Commission to address these concerns. I was stunned.

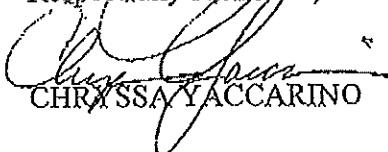
The windows in questions are located on south side, second floor rear area of the home and are all located in bathrooms. Two of the windows are located on the exterior walls inside showers. The third window was pre-existing. This property is not on a corner where the south side is facing a street. Instead, the south side of the home faces the rear of two commercial properties located on River Road. The windows in question are concealed by trees much of the year and are, quite frankly, innocuous at best.

As some of you may recall, I was a member and then Chair of the Historic Commission. I am proud of the work that the Commission does and whole-heartedly embrace its goals. However, my fear is that the objections now being raised with regard to these three small windows (one of which was already there) may be perceived as overreach and will have a chilling effect on the purchase and renovation and preservation of other properties in the district—and there are many homes located within the district that could truly benefit from the type of beautification that has been accomplished at 15 De Normandie.

It may be worth a reminder that the purpose of the Commission is to “[p]romote the conservation of historic districts and to invite voluntary compliance.” Section 2-36.6 of Fair Haven Municipal Code. Moreover, “the recommendations made by the Commission shall be advisory only...” I understand where construction or the renovation on a façade facing a public right of way may be considered to have a “significant adverse effect upon the traditional character and historic importance” of the district, the Commission may recommend against the project or place conditions on the issuance of a permit, but that is far from the case with 15 De Normandie. (See Section 2-36.6, Fair Haven Municipal Code.) The windows in question are not offensive or a drastic deviation from the other historic homes in the area. Regardless, many homes in the district that have windows of similar size on the side of the structures.

As a resident of the historic district, it is my firm belief that the windows in question look perfectly consistent with other homes in our district. The restoration of 15 De Normandie has certainly been a welcome transformation of a previously dilapidated home that was previously not contributing to the district in anyway and I look forward to many more restorations of this kind in the future within the Historic District and throughout our beloved Fair Haven.

Respectfully submitted,


CHRISSE YACCARINO

Cc: Reagan Barron













(a) adding six-foot privacy fence which begins at existing ivy-covered fence and extends to a line with front of porch. Material/style: cedar wood with square lattice accent on top pursuant to specification.

(b) right of rear house near back of driveway to back yard-replace existing 11 foot section of fence and gate to 4'2" shadow box style cedar wood fence/gate.

6. **Windows:**

Replacement of 12 visible windows from the street with Andersen 200 wood window with exterior grill (simulated divided light). New windows will match existing size per specifications. Style: double hung two over two, front top three window casements specs-side 3 1/2 inch profile; top 5 1/4 inch flat profile; historic sill 1 3/4 inches x 2 1/32"; crown style is AZM-49 3 5/8" (provided specs); 3/4" flat top mounting piece (material is Azek); window trim to be flat stock on sides with historic sill at base. Historic sill to be installed on the southside three windows closest to the street, northside five windows closest to the street. Where applicable all other window casements will be 3 1/2 flat profile Azek surround.

Round Window: Circular window currently covered by vinyl siding is to be restored and modified only to bring flush with existing exterior siding. If determined to be not salvageable, replacement identical to that which is existing both in style and size. Azek flat stock casing is acceptable as presented.

7. **Porch:**

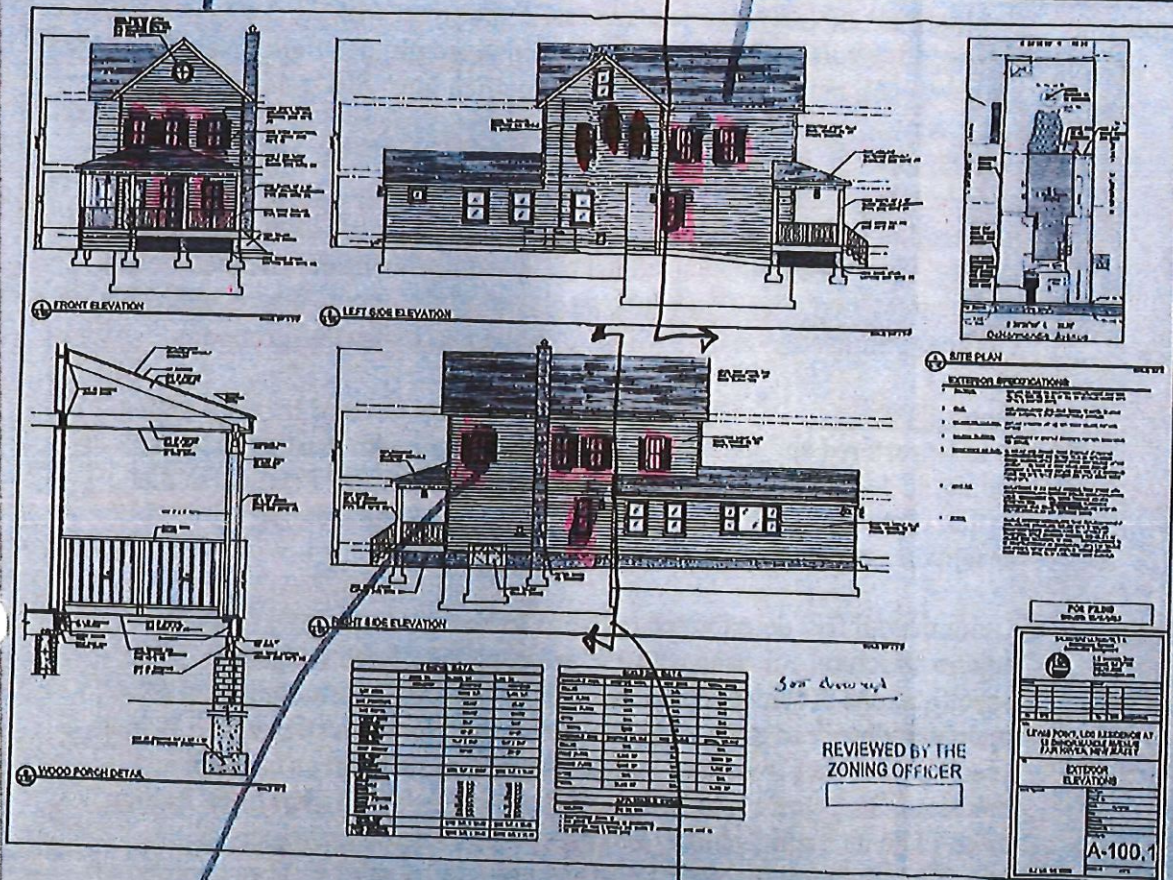
Columns: all five deteriorated columns to be replaced with 8 foot tall square structural columns with 10" column Chamfered wraps per specifications provided. Hand rail and balusters 3 1/2 inch traditional style mahogany handrail and solid 1 1/4 inch square edge balusters with 3 3/4 inch spacing 36 inches in height. Stair railings same material as handrail and balusters. Stair post newel wrap and flat cap Azek 36 inches high. Railing to be Phoenix manufacturing Hampton with Phoenix mahogany as specified by sample provided. Railing posts to be solid PVC as opposed to hollow PVC.

Porch flooring to be constructed out of Douglas Fir 5 1/4 x 3 1/4 tongue and groove top of front steps at transition with front porch shall be of a "bull nose" configuration.

Based on the representations made by the Applicant and the specifications provided, the Commission unanimously approved the application subject to the above conditions. The Applicant should also be recognized in demonstrating an appreciation for the historic significance of the structure, and for making great effort at restoring and improving the structure at considerable expense.

(5x) Front

(3x) Left

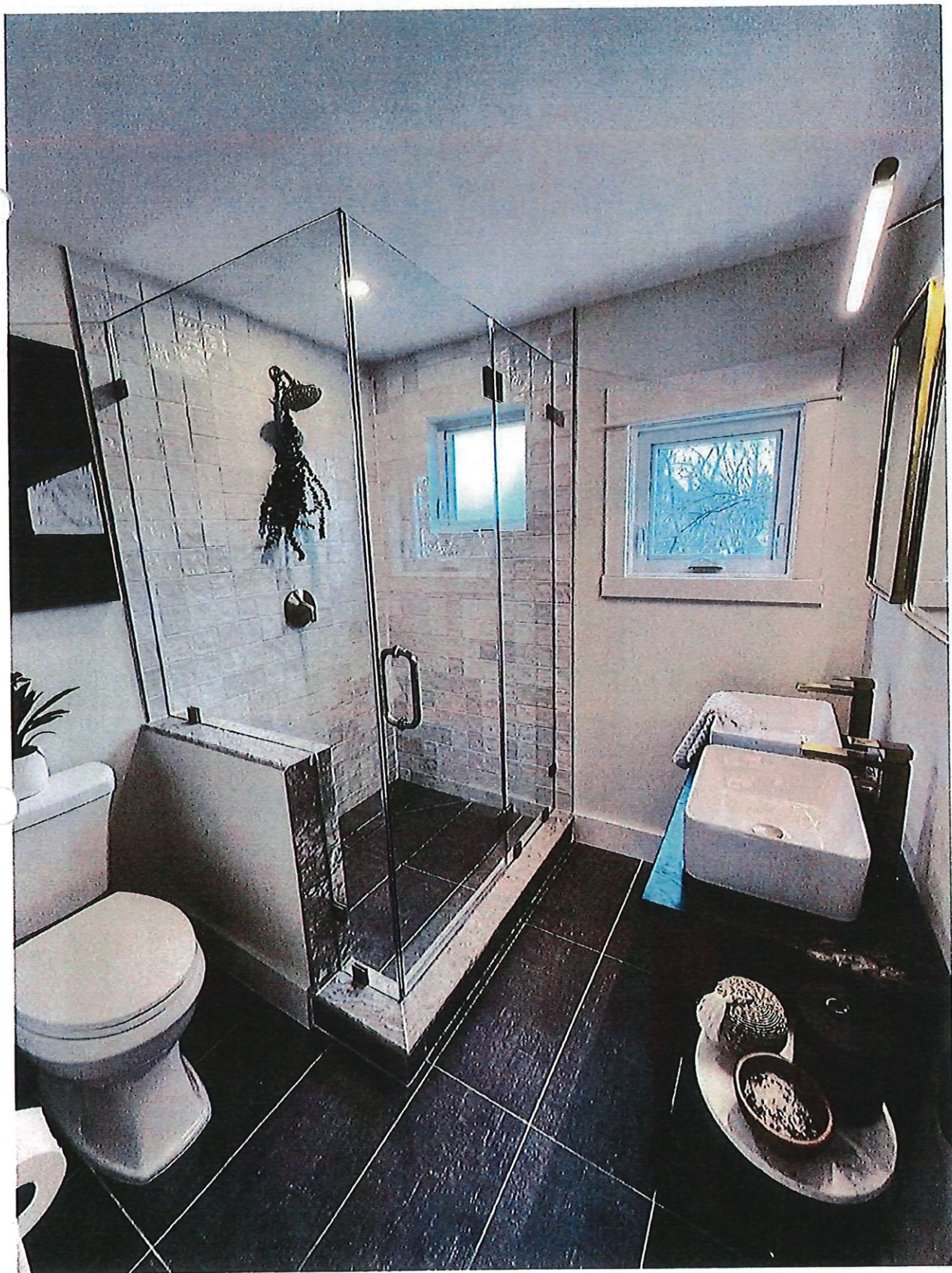


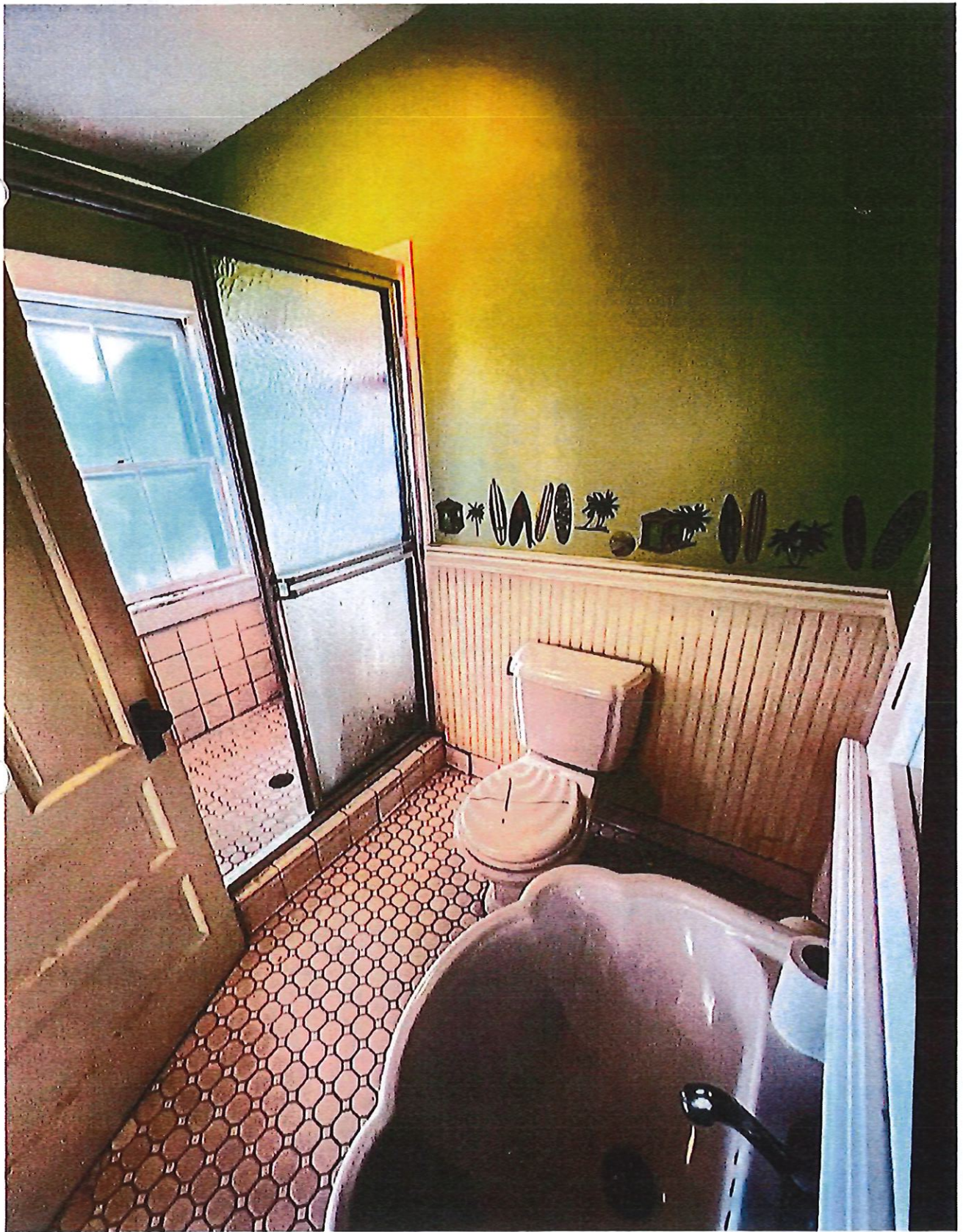
(4x) Right

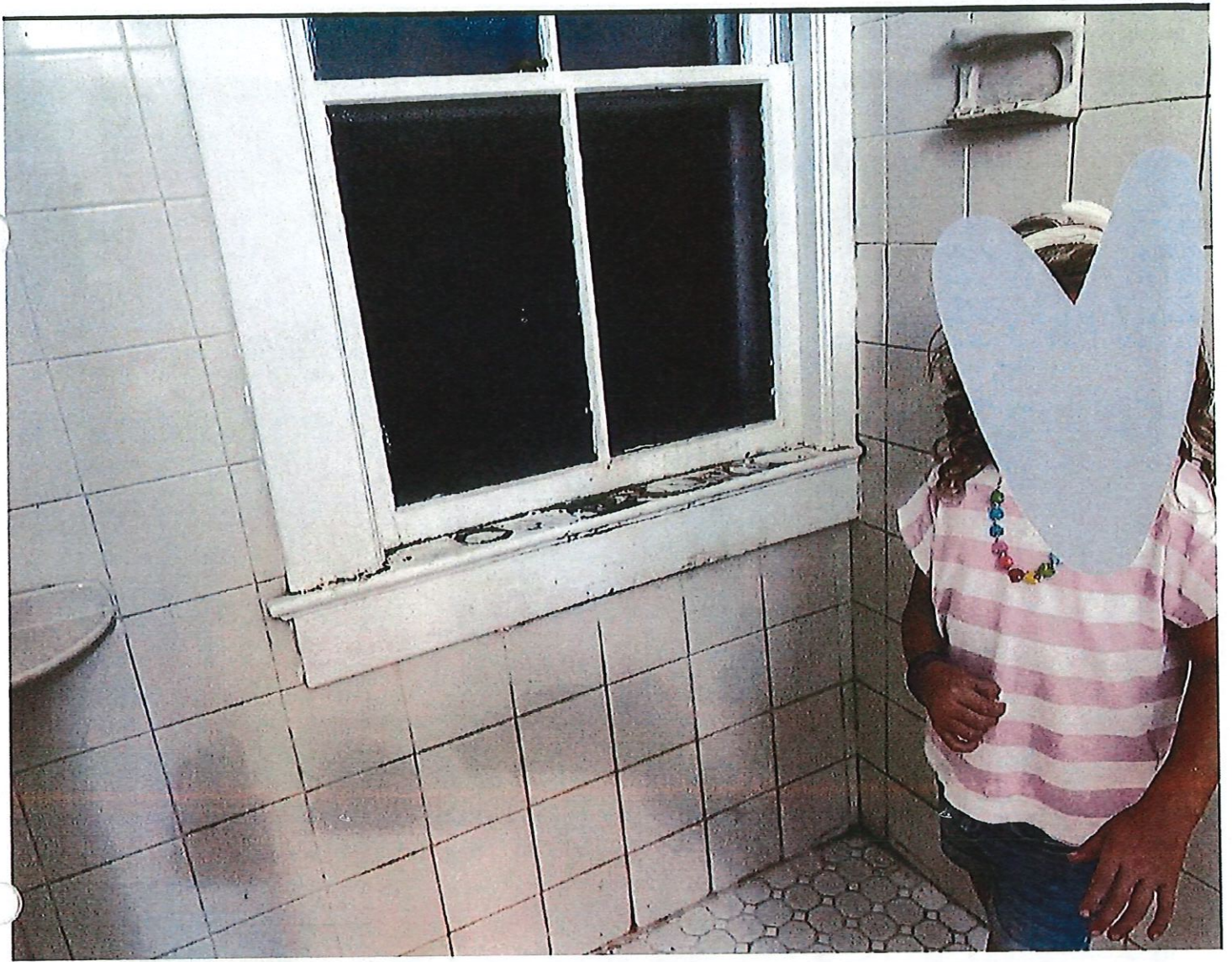
Oldest Section of Home
Facing Public Row.

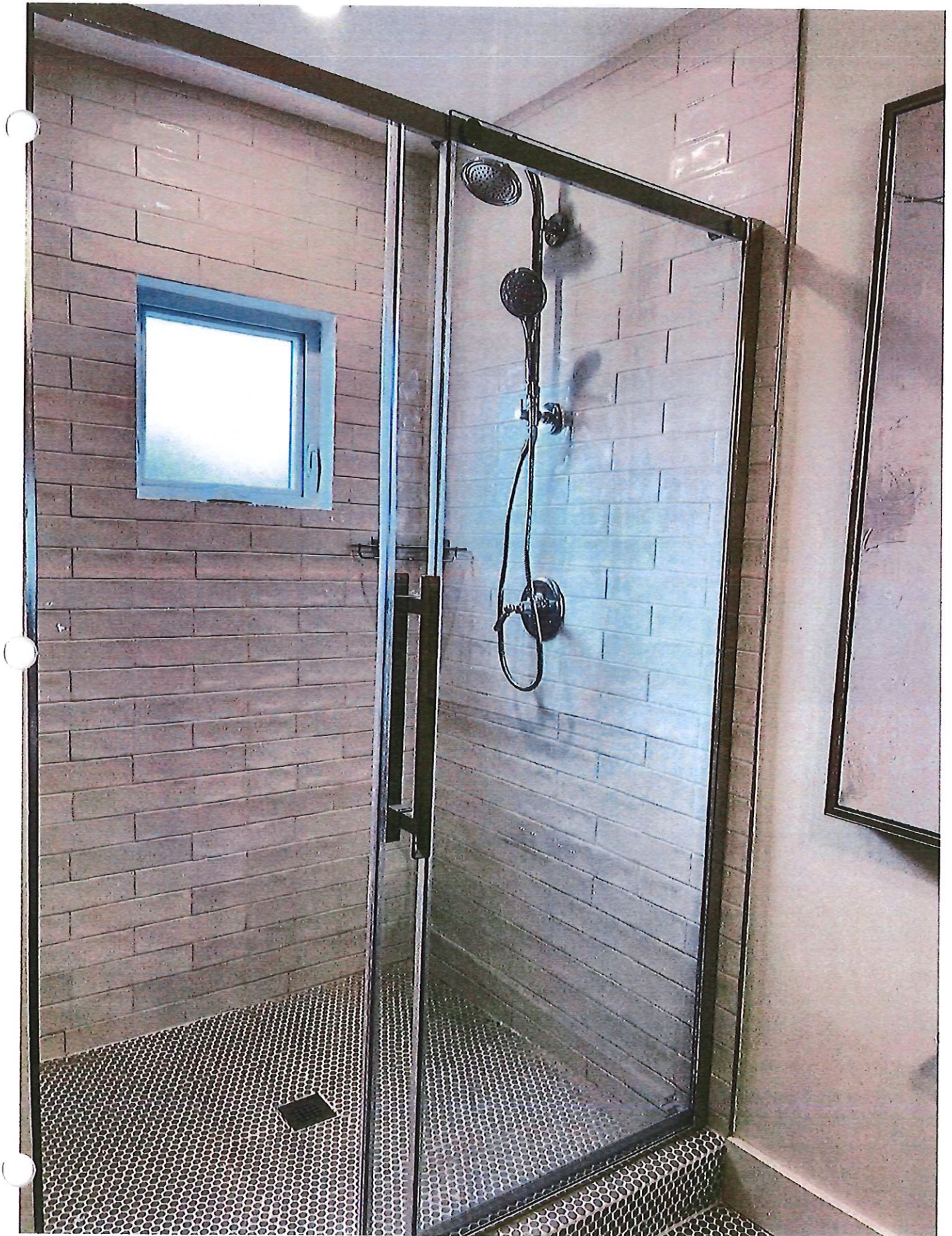




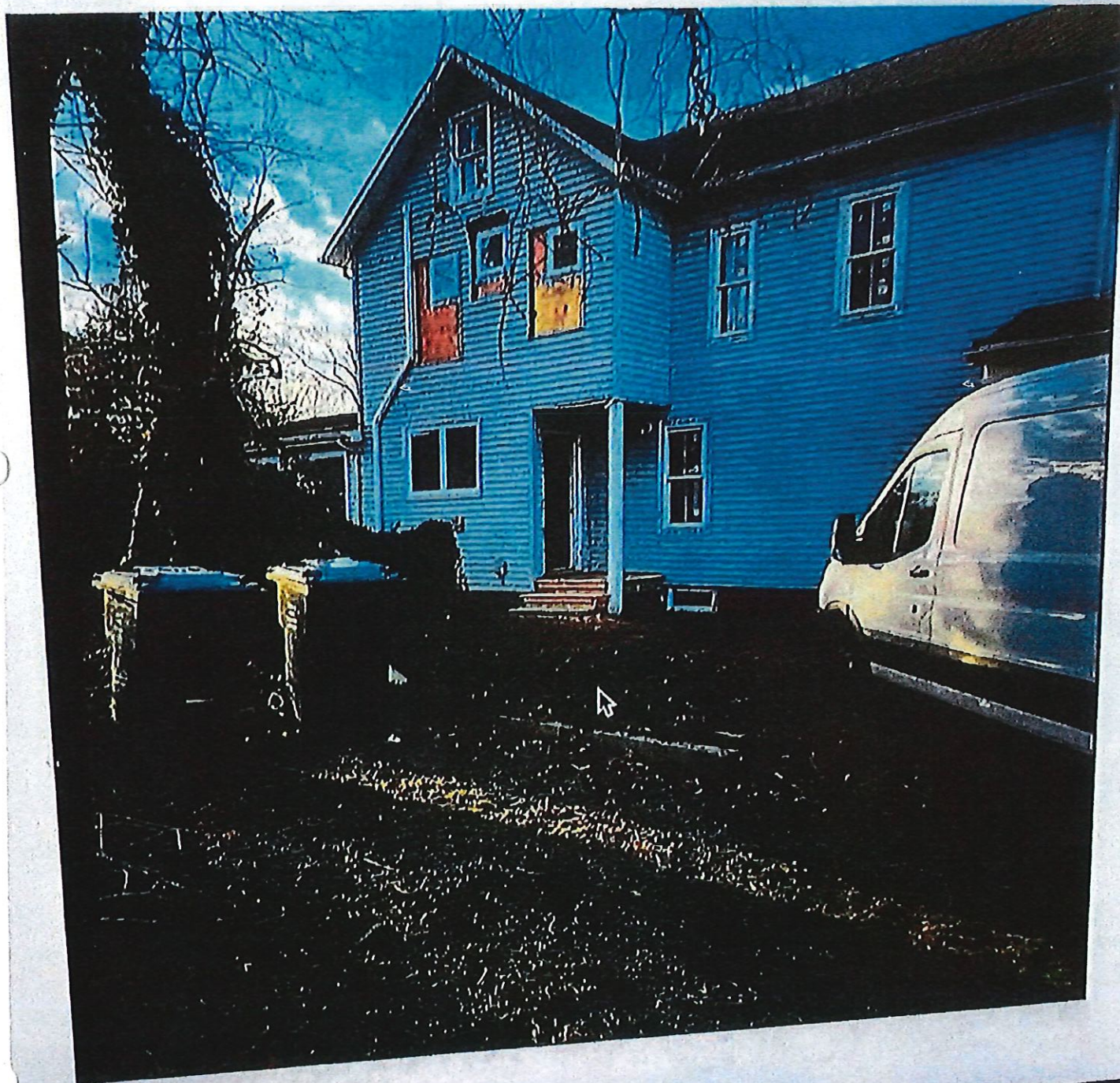


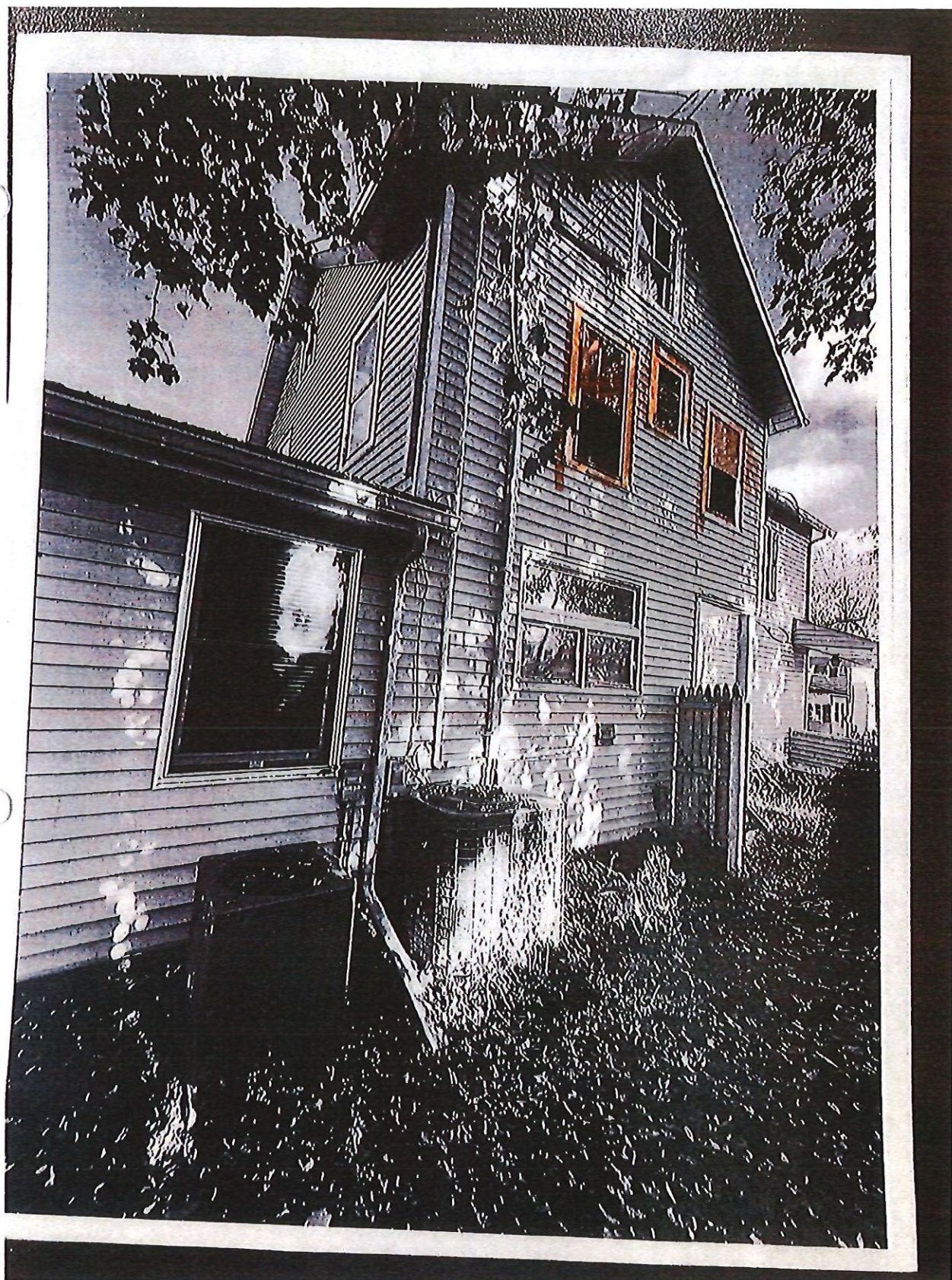


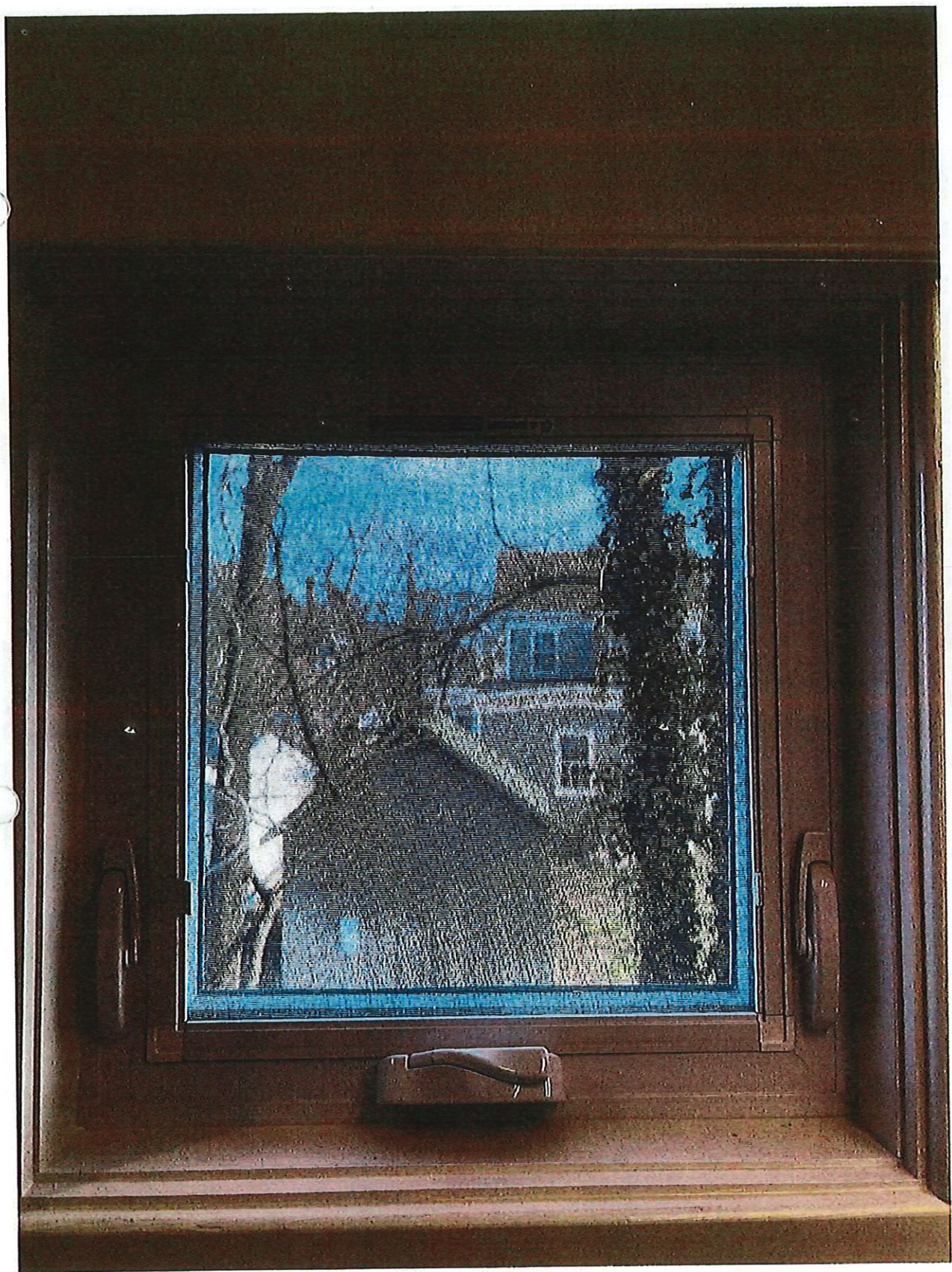




De Normandie (4 pictures)







8 De Normandie Ave

Fair Haven, New Jersey

Google Street View

Jul 2013



Google

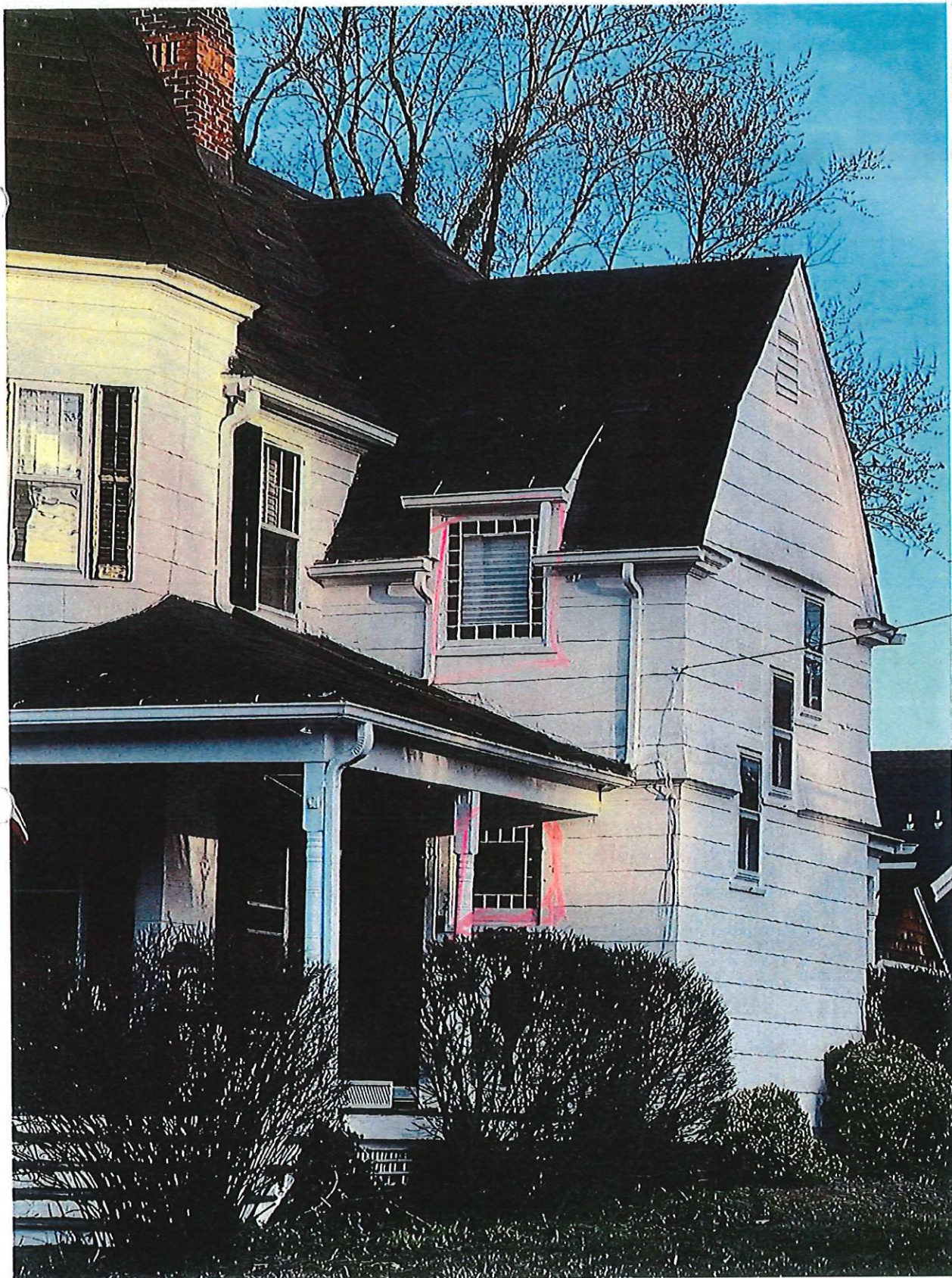
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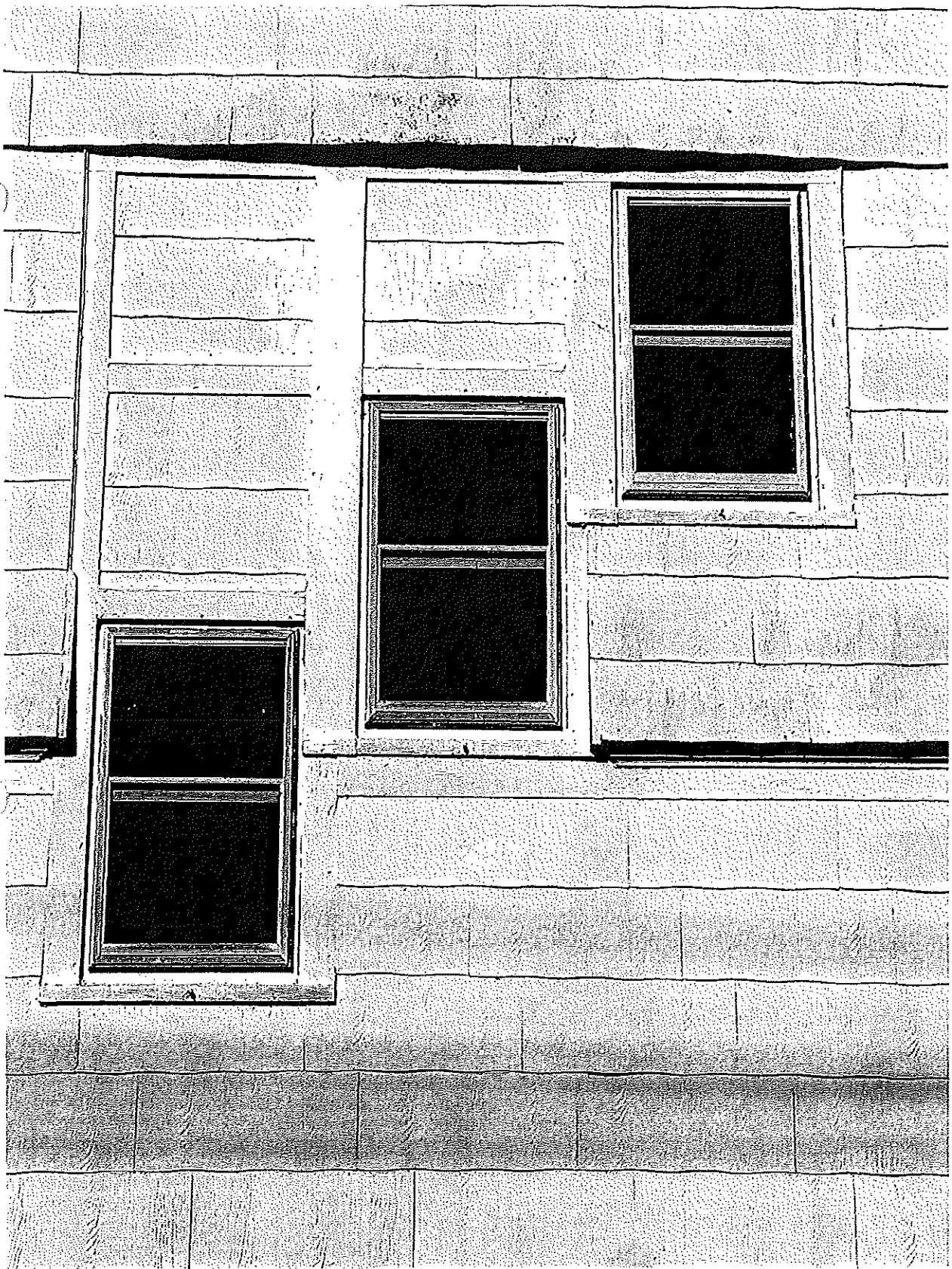
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34 Clay



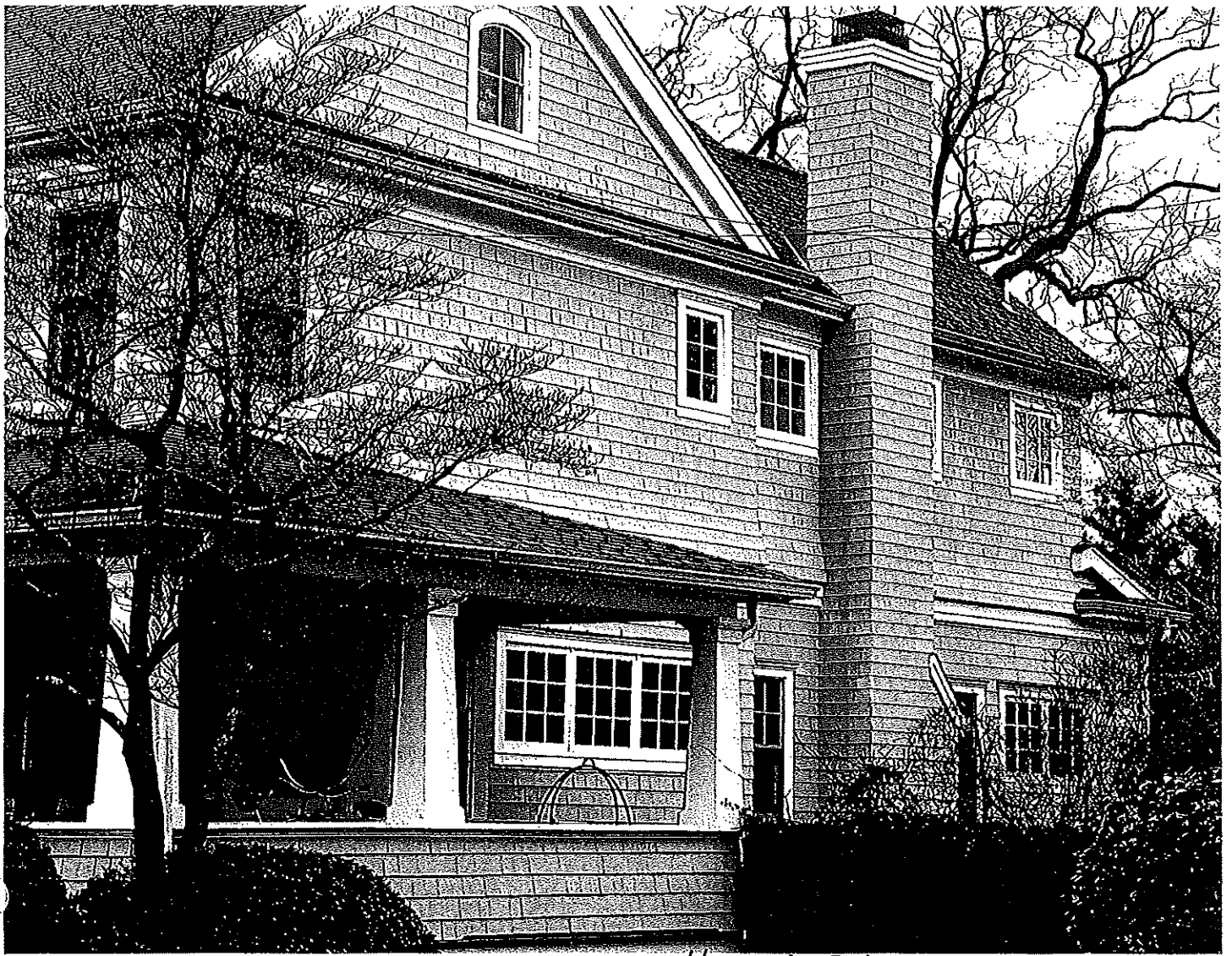
34 Clay



43 Clay



66 Fair Haven Rd



45 Fair Haven Rd.



3/28/23, 1:42 PM

56 Fair Haven Rd. HEIC

