

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

**Regular Meeting Minutes – June 28, 2022– 7:00 pm**

The meeting was called to order at 7:08 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, Steven Smith, and Carrie Nitka

Absent: Michelle Mandia, Katy Frissora

Also in attendance, Councilman Christopher Rodriguez, Council liaison to the Commission.

Mr. Pavluk introduced the first application:

|                |   |
|----------------|---|
| Applicant(s)   | Anne Schoonover; Mrs. Thatcher, tenant – Informal application |
| Address:       | 823 River Road, Block 51 Lot 21.1                             |
| Work Proposed: | Painting of the building façade.                              |

Mrs. Thatcher introduced herself as the tenant of 823 River Road. Mr. Pavluk explained that the Commission does not have jurisdiction over paint color. Mrs. Thatcher informally reviewed some of the plans for the exterior of the building including lighting and shutters changes. Entrance to the building will be limited to one door. The other door will be converted to exit only. She described an exterior sign that will be presented at a future meeting.

Mr. Pavluk opened the meeting to the public. There were no comments from the public.

Mrs. Thatcher stated that she intends to present formal plans to the Commission at the August 23, 2022 meeting.

Mr. Pavluk introduced the next agenda item:

|                            |   |
|----------------------------|---|
| Applicant(s):              | Rebecca Pleat and Aakash Dheri – Formal application   |
| Address:                   | 39 DeNormandie Avenue Block 49 Lot 18   |
| Work proposed:             | Addition/Remodel/Demolition of existing structure   |
| Present for the applicant: | Mark Aikins, Esq; Tony Condouris, AIA; Mark Alexander Pavliv, AIA; Aakash Dheri and Rebecca Pleat |

Mr. Aikins, attorney for the applicant, introduced Mr. Pavliv, AIA, to the Commission and reviewed his credentials including many awards, authoring several publications, and his work on over 250 projects. Mr. Pavliv has been an architect for over 50 years.

Mr. Aikins then reviewed the report submitted by Mr. Pavliv dated June 3, 2022. Mr. Aikins marked 8 pictures as Exhibit A1-A8 showing the current condition of the home.

Mr. Pavliv made the recommendation to reconstruct the building. He suggested setting requirements to replicate the front of the building.

The Commission asked questions regarding saving the front façade of the building,

Mr. Pavliv referenced that the condition of the home is substandard relating to electric and plumbing, with bug and water damage. He further stated that the home is unsafe. Mr. Pavliv said that the house is end of line.

Mr. Condouris, the applicant's architect, handed out color renderings replicating the current structure. Mr. Condouris reviewed the design choices for color and materials. There was discussion regarding the shutters and use of synthetic materials for the porch decking.

Mr. Pavliv suggested documenting existing conditions to be used as a reference. There was additional discussion regarding current materials versus new materials available such as Aztek.

Mr. Pavluk referenced the architectural plans dated 2/24/22 submitted at a previous informal hearing prepared by Mr. Condouris and mentioned that these were closer to the signature of form.

At 8:50 pm there was a 5-minute recess with no members leaving the dais. The Commission reconvened at 8:55 pm.

Mr. Aikins addressed the Commission and summarized the application and the applicant's plan to reconstruct the home.

The Board gave their feedback regarding reconstruction.

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

Mr. Aikins requested to continue their application at the next meeting on July 26, 2022.

Mr. Pavluk introduced the next item on the agenda: Approval of April 28, 2022 minutes.

A MOTION was made by Mr. Smith with a second by Mr. Anderson to approve the April 28, 2022 minutes.

In Favor: Drummond, Anderson, Mullen, Schluter, Smith

Opposed: none

Mr. Pavluk made a MOTION to adjourn at 9:18 pm that was carried by voice vote.

Respectfully submitted,

Sandi Papa  
Historical Preservation Commission  
Secretary

**Public Announcement of Compliance**

**THIS IS THE 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 SENT TO THE ASBURY PARK PRESS, AND THE TWO RIVER TIMES, ON JANUARY 24, 2022, POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND ON THE BOROUGH WEBSITE 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.**