

Chesterfield Township
Historic Preservation Commission
Meeting Minutes April 4th, 2023

Vice Chairmen Robert Forwood called the meeting to order at 7:02 pm.

The Open Public Meeting Statement was read and Compliance Noted

Roll Call:

Present- Robert Forwood, James Codella, Jill Moraca, Joseph Ratajczak, Jennifer Lynch, Timothy Beggs, Eugene Cardone, Denise Koetas-Dale, Liaison

Oaths-

Eugene Cardone took an oath to become A Class a member of the Chesterfield Township Historic Preservation Commission

Timothy Beggs took an oath to become a Class C member of the Chesterfield Township Historic Preservation Commission

Nomination of Chair-

The HPC Chair Karl Braun resigned, therefore leaving a vacancy for the Chair position. A motion was made by Vice chair Robert Forwood seconded by Jill Moraca to nominate James Codella as The New Chesterfield Township Historic Preservation chair, All were in favor, motion carried.

Approval of Minutes: James Codella made a motion seconded by Jill Moraca to approve the regular March 7th meeting minutes. All were in favor, motion carried.

New Business

- **CrossPoint Facility-** The response letter draft to request more information from CrossPoint is under HPC attorney review by new HPC attorney Dominic Diyanni. Jennifer Lynch added that she has heard some new information that the previous members of the HPC have walked through the bullock mansion at some point over the last couple years and that the mansion was granted \$400,000 for repairs to the previous owners.
- **1740 Black House-** The HPC had the opportunity to review the amended site plan for the 1740 Black House including a proposed location. Mr. Forwood explained that the HPC will be putting together a review with additional questions regarding the newly submitted site plan. There is ongoing investigations as far as archeological excavations etc. Mr. Forwood suggested having the archeologists come in and explain their findings at a HPC meeting. Discussed the possibility of doing a HPC walkthrough to assess the condition.

Old Business:

- Back to basics training- Denise Koetas-Dale and Jill Moraca attended a workshop hosted at Rutgers by a program called MARCH- Mid Atlantic regional center for humanity. Mrs. Moraca gave the HPC some highlights on what they learned at the workshop including the legal aspects of local historic preservation commissions. She recommends that everyone in the commission should familiarize themselves with the land use law pertaining to the HPC. The HPC can ask the Planning board to exercise section 44 which denies permission to demolish for one full year. This information was provided by Janine Bauer esq. at the workshop. She suggested putting together a welcome workshop for new members with the policies and procedures, design guidelines etc. The HPC will begin to generate annual reports.
- Crosswicks firehouse walkthrough- Mr. Forwood wrote up a summary that was circulated to HPC members of the findings from the walkthrough conducted on March 10th, 2023. The building seems sound and well maintained by the Chesterfield elementary School.
- Historic District Survey- Once the budget is approved Margaret Hickey can come in to the HPC and go over the Design Guidelines as well as the Historic District Survey.
- Yearly Historic Zoning Mailer- Mr. Forwood explained that the letter is finalized with the updated addresses on New Street. They will be mailed out sometime in May.

Correspondence:

None

General Discussion:

- Thank you to Karl Braun for his time and dedication to the commission.
- New HPC Attorney- Dominic Diyanni
- Township emails- HPC email addresses are to remain the same. Mrs. Koetas-Dale explained the importance of every email being sent to Hailey to comply with the open public records act.

Mr. Codella made a motion seconded by Joseph Ratajczak to open public comment.

Public Comment:

Valerie Jones- 11 Buttonwood Street, Raised concerns that the Old Township Building was demolished due to neglect. She expressed her feelings that Fellowship CrossPoint should not be responsible for spending hundreds of thousands of dollars to repair a building they don't use. She expressed concern about how much it is going to cost to move the 1740 Black House. She cited some articles that she believed contained inaccurate information from the National preservation as well as the Chesterfield Historic Society. Mr. Codella explained that these articles are not produced or regulated by the Chesterfield HPC.

Adjournment:

Mr. Codella made a motion seconded by Jennifer Lynch to adjourn at 8:12pm, all were in favor,
Motion carried.