

**Borough of Merchantville
Historic Preservation Commission
Meeting Minutes**

Meeting Date: September 4, 2018

Meeting Time: 7:30 PM

Meeting Location: Borough Hall

Members: Lynn North, Rita Lammey, Marie Hanna (absent), Maureen McLoone, Shawn Waldron (absent), Regina Lovelidge (Alternate), Nathan Weiner (Alternate)

Counselor: Mark Asselta

Community Development Director: Mara W. Wuebker (absent)

Borough Council Representative: Andrew McLoone (absent)

Opening: Chair called the meeting to order at 7:30 PM and publicly read the Notice of the Meeting.

Pledge of Allegiance: The Commission joined in the Pledge of Allegiance.

New Members: Regina Lovelidge and Nathan Weiner were sworn in as the two alternates.

Roll Call: Roll call was taken. Those absent are noted above.

Meeting Minutes: Motion to approve the minutes, from July 3, 2018, was made by Rita Lammey, seconded by Lynn North, passed unanimously. There were two abstentions.

Two **Certificates of Appropriateness:** REACH Homecare LLC and Blue Monkey Tavern are completed and pending delivery.

Confirmation of Applications before the Commission:

There are two applications.

New Business:

Application: 1809-1

Applicant Name: James Brandenburger

Property Location: 34 E. Rogers Avenue

Name of Property or Business: JRB Property Group LLC

Proposed work: Consultation with regards to new single family residence

The applicant was represented by Thomas Erhardt, Real Estate Attorney. Commission member, Rita Lammey, recused herself from participating in the hearing based upon owning property within 200 feet of the subject property. A minor subdivision application was made by the applicant and granted by the Planning Board. The two lots, 32 and 34 E. Rogers, are now each 60 feet wide and 150 feet long with a lot area of 9,000 square feet. A building permit for the new house at 34 E, Rogers has been issued. There is a garage structure in the rear of the property. The proposed plan is to use this structure as a

workshop and not a garage. The surrounding area would be dedicated to green space. The applicant sought the Commission's counsel regarding the alternative proposals set forth for building the new residence. After discussing the Bellewoode models with one or two car garages and the FAMA II elevation with no garage as part of the building footprint, the members favored the FAMA II. This selection would result in there being no need to pursue any additional variances. The Commission's preference was to not have a garage as part of the facade. This is in keeping with the Borough's streetscape vision. It was recommended that the new house exhibit a color scheme different from the gray and black palette of its neighbor at 32 E. Rogers. If the existing garage would be demolished the applicant would have to return to HPC.

Public Comment: Maureen McLoone moved to open to the public, Nathan Weiner seconded. Rita Lammey commended the applicant on the finished home at 32 E. Rogers and his thorough preparedness in formalizing his plans. Maureen McLoone moved to close to the public, Nathan Weiner seconded.

Motion: Maureen McLoone made a motion to memorialize the recommendations stated above. The minutes will be provided to the Joint Land Use Board for their records. Regina Lovelidge seconded, passed unanimously.

Application: 1807-2

Applicant Name: Dr. Stephen Davis

Property Location: 702-04 West Maple Avenue

Name of Property or Business: Maple Associates LP

Proposed work: Facade repair due to storm damage

The applicant and his masonry contractor, Raymond Lotierzo, outlined the condition of the upper right area of the building facade as a result of storm damage. Photo exhibits were reviewed. Scaffolding is in place. The affected 28 foot area will have the deteriorated brick replaced. Rotted wood between the layers of brick will be completely removed. The new brick is a hollow type; lighter in color; less weight and holds better. The brick can not be painted. All effort will be made to match the existing architectural features as closely as physically possible. After a two week period, replacement of the same color and configuration of decorative cornice will be installed. A template will be made to get a good match for the existing cornice work. Pending an engineering report, there could be additional work to be done. The structure consists of medical offices and apartments. Patients have not been able to use the facilities for 4 weeks. Members expressed concern that the restoration makes sense from an esthetic point of view.

Public Comment: Rita Lammey moved to open to the public, Maureen McLoone seconded. Mrs. Davis expressed the urgency of getting back in business. Rita Lammey moved to close to the public, Regina Lovelidge seconded.

Motion: Rita Lammey moved to approve, as presented, the brick replacement and cornice installation on the facade of the building, Maureen McLoone seconded, passed unanimously.

Board Discussion:

Camden County History Week – October 13th to 21st - Merchantville Historical Society will host its annual meeting during this time frame. All the member organizations of the Camden County History Alliance will be conducting activities and jointed publicity will be very beneficial.

Meeting Adjourned: Motion to adjourn was made by Regina Lovelidge, seconded by Nathan Weiner, passed unanimously at 8:37 PM.

Respectfully submitted,
Maureen A. McLoone, Secy.