



MINUTES

MERCHANTVILLE HISTORIC PRESERVATION COMMISSION Borough Hall, 1 West Maple Avenue, Merchantville, NJ 08109 Tuesday, July 2, 2019

1. **CALL TO ORDER.** Ms. McLoone called the meeting to order at 7:30 pm.
2. **SUNSHINE LAW.** The Board Solicitor explained the manner in which notice had been provided in accordance with the Open Public Meetings Act.
3. **PLEDGE OF ALLEGIANCE.** Attendees participated in the pledge of allegiance.
4. **ROLL CALL.** Ms. Wuebker called the roll call. The following members were present: Ms. Regina Lovelidge, Mrs. Maureen McLoone, Mr. Shawn Waldron, Nathan Weiner. Ms. Taylor and Mr. Ruilova were not present. Other persons present: Mark Asselta, Esq., Board Solicitor, Mara Wuebker, Borough Community Development Director.
5. **OLD BUSINESS:**
 - a. **APPROVAL OF MEETING MINUTES.** Approval of minutes tables to next meeting due to lack of quorum. There were not enough eligible members to vote on this matter.
6. **NEW BUSINESS**

**HPC#1907-1 - Joseph Cuzzupe Demolition of garage new residential dwelling unit.
Block 34, Lot 15, 15 Locust Street**

Applicant was sworn in. He lives at 114 Westminster Avenue in Merchantville. He went to Planning Board in 2017; applicant received subdivision approval with small variance. The resolution had a condition the applicant came before HPC for review of demolition of garage and review of new house.

Demolition of Garage

Ms. Wuebker stated she researched the tax assessor and zoning records. It does not appear to be a historic structure. Ms. McLoone stated though it has a lot of historic looking architectural features, she does not believe it is a historic accessory structure, based on the records. The Applicant stated the garage will stay up during construction for storage purposes, but will demolish it afterwards. A new garage is not proposed for the site, even though the plans show this as an option. He will reuse the garage doors in

another project, but not on this site.

New Residential Dwelling Unit

Mr. Waldron asking about the new dwelling setback. The applicant stated it won't be directly in line with the other houses but close. The rear yard setback will be 28.5 feet.

Mr. Cuzzupe confirmed he will provide Ms. Wuebker with a scaled site plan and proposed improvement calculations for the lot in order for her to issue a zoning permit for the siting of the dwelling. Ms. McLoone asked about the color scheme. Mr. Cuzzupe does not yet have a color scheme. Mr. Weiner asked about the siding. Mr. Cuzzupe stated it would be vinyl and not be wood.

Motion

Mr. Waldron made a motion to open the application to the public; Ms. Lovelidge second the motion to open to the public. All members were in favor.

PUBLIC COMMENTS.

Madeline Dick is a neighbor at 17 Locust Avenue, Merchantville, NJ 08109. Ms. Dick stated she is happy to see demolition of the garage. Her concern is the water issue after storm. Her basement and street gets flooded and Ms. Dick is hoping we can assist. Ms. McLoone asked Ms. Wuebker "Who is responsible?" Ms. Wuebker advised that the Planning Board engineer reviewed and approved the grading. Ms. Dick stated she was disappointed the storm water drainage system was never built when the roads were redone. Mr. Asselta advised the applicant that the HPC's role is to review aesthetics and historic characteristics of applications. Ms. Wuebker reiterated that she will bring her concern to the Borough engineer's attention and will let the Clerk know so that Council will also be aware of her concerns about the stormwater in that neighborhood.

Motion

Mr. Waldron made a motion to close the public comment. Mr. Weiner second the motion to close the floor to the public. All were in favor.

Board Discussion of Application

Mr. Waldron said the garage was nothing historically significant. Mr. Weiner raised concern about the vinyl siding. Mr. Waldron expressed we do not have jurisdiction to decide on vinyl. There was a discussion about whether the HPC could require it to be wood, but it was determined in this particular situation they could not require it. Mr. Waldron and Mr. Weiner stated the design with porch is great. Mr. Asselta stated the applicant does not need to come back for the color scheme if Board approves it.

Motion

Mr. Waldron made a motion for the garage demolition as it is not historic, also to approve the architectural design of the new house. Mr. Weiner seconded motion. All members present voted in favor of the motion.

7. PROFESSIONAL COMMENTS.

Mr. Asselta does not have anything to report. Ms. Wuebker updated us on the Amore Mio project - renter/landlord dispute.

8. BOARD COMMENTS.

Ms. McLoone gave an update on the historic society. There is a Camden County History Alliance publication that she brought copies of for members, if desired. She discussed Merchantville's famous connections that are included in the publication.

In 2024, the Borough will be having its 150th anniversary. There will be mini fundraising events leading up to it.

9. ADJOURNMENT.

Mr. Weiner made a motion to adjourn, which was seconded by Mr. Waldron. All members voted in favor. The meeting adjourned approximately 8:09 pm.