

**HOPE TOWNSHIP
HISTORIC PRESERVATION COMMISSION
OCTOBER 16, 2023, MINUTES**

Hybrid Meeting

The meeting was called to order by Robin Keggan, Secretary, at 7:03 pm.

ROLL CALL: Present: Chris Beatty, Joshua Belverio, Kamil Belverio, Melissa Debiak, Gianfranco DiSalvo, Maria McDonough, Robert May and Emily Brown.

Absent was: Verity Fox

Members of the public in attendance: Charles Iulo.

OPEN PUBLIC MEETINGS ACT:

Under the provisions of the “Open Public Meetings Act”, adequate notice of this meeting has been provided by publishing notice in the New Jersey Herald and by posting notices in the Hope Post Office and on the Township Bulletin Board.

APPROVAL OF MINUTES: The minutes of the September 11, 2023, meeting have been distributed to the members prior to the meeting. Emily Brown made a motion to approve the minutes, seconded by Kamil Belverio. Voice vote taken – All in favor. Abstaining were Mr. May and Chris Beatty.

APPLICATIONS:

23-05 CHARLES IULO BLOCK 2100, LOT 300 – 347 HIGH STREET

An application was submitted for this property requesting the Historic Preservation Commission to approve certain work in Phase 1 of the project of renovations to the home. Mr. Iulo went through the application pointing out several key items that will be renovated. He did note that there were several edits already to his application and he will re-submit for those items at another time. A discussion regarding the demolition of a shed in the background of the property took place. Mr. Iulo hopes to put the mechanics for his air conditioning system in its place and perhaps a propane tank for heating his home. This would be screened as necessary. He is unsure whether the tank will be buried or above ground. Due to this, the Commission could not render a decision and vote on this item at this point.

Mr. Iulo also discussed the gutters and leaders he will put on the house (white in color); replacement of the roof on the house and the structure off the back (will be replaced in-kind with the same materials as they currently have); window replacement (application lists Anderson, but Mr. Iulo is looking into Pella windows and will have further information on the window replacements at a later date); shutters will tentatively be painted green; house will tentatively be painted white (looking into the color Lancaster White – Mr. Iulo will be looking at paint chips in the near future); removal of brush and overgrowth in the yard; will perhaps at a later date put back into place a historic well structure that once stood at the corner of the property (will be researching this structure); repair to porch boards and railing added to porch; moving of third window from the left further left (upper left) to align more with bay window that is on the lower level; floor of porch will most likely be left natural in color with a matte poly coating and chimney caps will be added to chimneys which will be renovated during the process as well.

Discussion took place regarding windows on the lower level of the home on the kitchen-side of the house. Mr. Iulo discussed the possibility of eliminating the window altogether or shortening the window in order to ensure that he has space available for countertops. Mr. May noted that if he takes the window out, the kitchen may be very dark due to the lack of windows in there currently. He suggested that in order to make a more educated decision, Mr. Iulo should put a piece of cardboard up on the window he is debating taking out to see how dark it makes the room. The possibility exists that if he shortens the window, he may shorten the window adjacent to it on the same side of the house so that they match in height.

Pendant lighting was discussed as it relates to lighting the front porch. Two pendant lights are listed on the application to be installed on the porch. The Commission was fine with the choice of lighting that Mr. Iulo had pictures of.

Mr. Iulo welcomed any of the Commission members to the home for a tour anytime he is there. He will be reworking parts of his application and resubmitting as necessary for discussion and possible approvals.

The parts of the application that the Commission were able to vote on and approve are as follows:

Josh Belverio made a motion to **APPROVE the DEMOLITION OF THE SHED STRUCTURE, THE TWO PENDANT LIGHTS ON THE FRONT PORCH, THE REPAIRS AND INSTALLATION OF RAILING ON THE PORCH, THE INTRODUCTION OF A GRAVEL DRIVE/PARKING AREA ON THE LEFT SIDE OF THE HOME AND THE REMOVAL ONLY OF THE OIL TANK FROM THE PROPERTY** as these are the items listed on Application No. 23-05 that action could be taken on. This motion was seconded by Mr. May. Roll Call Vote on the motion to approve the application: Chris Beatty – yes; Joshua Belverio – yes; Kamil Belverio – yes; Melissa Debiak – yes; Gianfranco DiSalvo – yes; Robert May – yes; Maria McDonough - yes and Emily Brown - yes.

UNFINISHED BUSINESS:

The only unfinished business noted was that the second round of CHPP application money had been received (75%) relating to the application that the Creative Team had submitted to the County.

NEW BUSINESS:

None.

ADJOURNMENT: There being no further business before the Commission, a motion was made by Robert May, seconded by Josh Belverio and all in favor by voice vote to adjourn the meeting at 8:01 p.m.

Robin L. Keggan, Secretary