

**Historic Preservation Advisory Commission Meeting
Regular Meeting of January 17, 2017 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

Margaret Baldini

ATTENDANCE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Ms. Baldini, Mrs. Diglio, Mr. Becker

PROFESSIONALS PRESENT: Jessica Caldwell of J. Caldwell & Associates

FLAG SALUTE: was recited.

2017 REORGANIZATION:

Mrs. Schulte made a motion to nominate Dennis Becker as Chairman for the year 2017. Mr. Kaplan seconded the motion. The floor was opened for discussion and closed. Mr. Becker was approved by a unanimous "aye" vote.

AYE: Mr. Kaplan, Mrs. Schulte, Mr. Porter, Ms. Baldini (Alt 1), Mr. Becker

Mrs. Schulte made a motion to nominate Mr. Kaplan as Vice Chairman for the year 2017. Mr. Becker seconded the motion. The floor was opened for discussion and closed. Mr. Kaplan was approved by a unanimous "aye" vote.

AYE: Mr. Kaplan, Mrs. Schulte, Mr. Porter, Ms. Baldini (Alt 1), Mr. Becker

Mr. Kaplan made a motion to nominate Mrs. Citterbart as Board Secretary for the year 2017. Mr. Porter seconded the motion. The floor was opened for discussion and closed. Mrs. Citterbart was approved by a unanimous "aye" vote.

AYE: Mr. Kaplan, Mrs. Schulte, Mr. Porter, Ms. Baldini (Alt 1), Mr. Becker

2017 MEETING DATES:

*January 17, 2017

*February 21, 2017

March 20, 2017

April 17, 2017

May 15, 2017

June 19, 2017

August 21, 2017

September 18, 2017

October 16, 2017

November 20, 2017

December 18, 2017

January 16, 2018

*Follows a legal holiday

Dates were approved with a unanimous "aye".

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CONSIDERATION OF MINUTES:

December 19, 2016

Mr. Becker made a motion to accept the December 19, 2016 minutes. Mr. Porter seconded the motion. The minutes were approved with a unanimous "aye" vote.

NEW BUSINESS:

Ronald Barbagallo (#HPC-01-2017)
Block: 14.01, Lot: 4
115 Main Street

The applicant would like to replace the dilapidated slate roof with an asphalt shingle.

SWORN IN:

Verity Fox, 113 Schwarz Blvd., Lake Hopatcong, NJ

Ronald Barbagallo, 115 Main Street, Newton, NJ

Mr. Becker questioned: What part is the main roof?

Mr. Barbagallo stated: The side and back porch. The main roof is slate, the side roof is metal, and the back roof is asphalt shingles with two layers.

Mr. Becker questioned: You want to put asphalt shingles on the flat roof, too?

Mr. Barbagallo stated: No. It is some kind of membrane.

Mr. Becker questioned: What is the state of the main roof now?

Mr. Barbagallo stated: The main roof of the house is leaking. We have had three different slaters look at it. The first quote was \$80,000 to replace it. The second one was \$50,000. The third was from Up and Above for \$43,000.

Discussion ensued on slate.

Mrs. Schulte questioned: Did you get an estimate on simulated slate?

Mr. Barbagallo stated: The simulated slate is about \$30,000 but it is unattractive. It is just plastic. From the ground it looks like slate.

Ms. Fox stated: The lowest quote for real slate is \$43,000 by GAF.

Mr. Becker stated: As far as shingles go, they make architectural shingles. From the ground it looks like slate but it's all asphalt. Are any quotes for these?

Mr. Bargagallo stated: We got a quote on Timberline shingle.

Mr. Porter stated: There is another product that GAF makes called Slateline Architectural shingles.

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Discussion ensued on history of location.

Ms. Fox stated: We want to make it our permanent home. We want it to be beautiful and aesthetically pleasing like many of the other homes in the area. We took a walk around and noticed a lot of asphalt roofs in the area. We can't afford a \$43,000 roof.

Mr. Becker stated: A lot of those were changed before it was deemed a Historic District. The Historic District maintains it from the road view. We really have no control over what goes inside or what you can't see from the road.

Discussion ensued on the condition of the house.

Mr. Porter stated: It says you want to put vinyl siding on the sides of the dormers. If the dormers aren't in bad shape they should cut a reglet in the side dormer, counter flash it and finish. You are going to change the look on the outside of the house.

Mr. Bargagallo stated: I have no problem with that. I wasn't thrilled with the siding they were going to use.

Ms. Caldwell stated: I have the historic sheet for the property if anyone wants to look at it.

Mr. Becker questioned: Did you price the Slateline product? It looks more like slate.

Mr. Bargagallo stated: No. Just Timberline.

Ms. Fox stated: If it is within the budget that is fine. We just want a roof that stops leaking. We even looked into a tin roof but that was going to be \$30,000. If we are stuck with it our only option is to put up a tarp because it's leaking. That would be our only alternative financially.

Mr. Becker stated: I would like to see the Slateline, not the Timberline, at least from the street side.

Mr. Porter stated: I would be hesitant to put white on that roof. I would recommend gray to match the slate color.

Discussion ensued on the materials currently on the house.

Portion opened to public. None stepping forward. Portion closed.

Mr. Becker stated: I don't mind if you take this roof off, but I would like it replaced with the Slate Line asphalt product that looks like slate.

Mr. Bargagallo stated: Ok.

Mr. Becker made a motion to accept the application with the change of product from the GAF Timberline to the GAF Slateline product and the flat roof to be in gray, not white, and no aluminum or vinyl siding on the dormers. So either stucco, hardy planked or cedar planked. Mr. Porter seconded the motion. The application was approved with a unanimous "aye" vote.

CORRESPONDENCE:

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None

ADJOURNMENT:

Mr. Kaplan made a motion to adjourn the meeting. Mr. Porter seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:39 PM.

The next regular scheduled meeting will be held on February 21, 2017 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

Katherine Citterbart
Historic Commission Secretary

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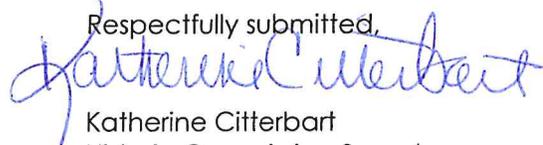
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