

Minutes for the May 19, 2025 Meeting of the
Borough of Riverton Historic Preservation Commission

1. Meeting was called to order by Chairman Lavery at 7:02 PM
2. Open Meetings Act was Read by Chairman Lavery
3. Roll Call was taken:
 - A. John Lavery (PRESENT)
 - B. Douglas Aird (PRESENT)
 - C. Roger Prichard (PRESENT)
 - D. Jack Parry (PRESENT)
 - E. Leslie Harrison (PRESENT)
 - F. Tyler Putman (PRESENT)
 - G. Hal Feinstein (PRESENT)
4. New Business:
 - A. Chairman Lavery invited Mr. Tad La Fountain to make his presentation on changing the barn doors on the carriage house on the property.
 1. Mr. La Fountain explained why he wanted to replace and resize the sliding barn doors with overhead doors. He also provided architects renderings of the appearance of the new doors and details of the overhead door panels.
 2. Mr. La Fountain also described that the carriage house had been in poor condition, and that he had underpinned and replaced the foundation. He also replaced the roof.
 3. The HPC's members were satisfied with Mr. La Fountain's explanation and answers to HPC questions, and the HPC's members were unanimous in approving the application.
 - B. Chairman Lavery invited Mr. Wilkins Garcia to make his presentation on changing the exterior appearance of several elements of the house at 804 Main Street.
 1. Mr. Garcia explained that the primary need was to replace doors and windows for thermal efficiency. According to Mr. Garcia the siding is in good condition, and will only need to be cleaned and repainted. Mr. Garcia also stated that the roof is in good condition.
 2. Chairman Lavery, Doug Aird, Roger Prichard, Jack Parry, and Tyler Putman all raised questions and concerns about the type of new windows and doors that would be used for the replacements. Recommendations were made, and Mr. Garcia agreed to comply with the following recommendations:
 - a. That the new window would be either 6 over 1, 9 over 1 or 12 over 1, and that the window unit cladding not be white. The window unit cladding should be off-white, beige, or tan.
 - b. That the new front door be a solid door with inlaid panels, and no glass panes.

- c. That the picture window be replaced by an assembly of side-by-side double hung windows having the same characteristics as described in a. above.
 - d. That stained glass panes would be preserved.
 - e. That the shutters would be preserved.
 - f. That the rear porch, when being restored, would retain the same footprint and shape. Also, if windows are to be installed in the rear porch, then they should have the same characteristics as described in a. above.
 - g. That the detached garage, when being restored, should retain the same footprint and shape.
 - 3. The HPC voted 5 – 0 to approve the applicant’s requested work, subject to the applicant complying with the recommendation cited above. It should be noted that Alternate HPC Member stated his opposition to the proposed work as presented by the applicant.
5. Old Business:
- A. Chairman Laverty and Roger Prichard discussed the status of the preparation of the proposed amendments to the HPO. They reported that the draft is approximately 80% complete, and that it should be ready to present to Borough Council in June. Doug Aird raised the concern that the entire HPC should review and endorse the proposed amendments before they are referred to Borough Council. It was agreed that this would be the scenario. Also, the proposed amendments will likely need to be reviewed by the Borough’s attorney. Therefore, the likelihood is that the first reading of the proposed amendments will be pushed to July.
 - B. Chairman Laverty reported that he had broken down the historic district into seven groups. Each group would be assigned to an individual HPC member, and that member would perform a visual evaluation of each property in his/her respective group by the first day of Autumn 2025. Doug Aird reported on the March 2025 HPC Meeting as the HPC Chairman was not in attendance at that meeting. Doug also presented his minutes from the March 2025 HPC meeting. The minutes were approved by a vote of the HPC’s members. Several members of the HPC voiced concern that this field evaluation not happen until Borough Council approves of it, and that it not happen until after the proposed HPO amendments had been finally adopted by Borough Council. Chairman Laverty agreed to table this subject for further discussion at the June 2025 HPC meeting.
 - C. Chairman Laverty asked the HPC’s members if his draft of the response letter to Borough Council. (The letter is in response to a letter that had been submitted by the Borough’s staff, citing concerns about the proposed changes to the HPO.) The HPC’s members voted unanimously to authorize Chairman Laverty to send the letter, as is, to Borough Council and The Mayor.
 - D. The HPC Chairman promised to divide the list of properties in the Historic District into seven (7) groups, each of which will be assigned to an HPC Member at the May 2025 Meeting.

6. Public Hearing:

A. The HPC Chairman requested to open the hearing to the public, and the HPC agreed to do so.

1. Nicole Belolan spoke about the proposed visual assessment of properties in the Historic District. She stated that it is probably very important that the HPC provide a clear reason to the public of why this work is being performed, and that the work is not intended as a police-type action.
2. Joe Threston spoke on the importance of the proposed HPO amendments being consistent with State of New Jersey Municipal Land Use Law.
3. The Public Hearing was closed by Chairman in agreement with all members of the HPC.

7. Chairman Lavery asked for a motion to conclude the meeting. The motion was seconded, and unanimously approved by the HPC's members.