

Minutes for the December 16, 2024 Meeting of the
Borough of Riverton Historic Preservation Commission

1. Meeting was called to order by Chairman Lavery at 7:00 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. Michelle Banik (NOT PRESENT)
4. Hearings on new Applications:
 - A. Murillo Sousa d/b/a M&M Real Estate Development, LLC., Pennsauken, NJ; regarding 400 Main Street: Rehabilitation and Second Floor Addition
 1. Mr. Sousa's architect presented the plans for Mr. Sousa.
 2. The HPC's members asked numerous questions about the exterior details and the method of structural framing for the second floor addition.
 3. Mr. Sousa expressed his irritation at the HPC's questions, and stated that he would be dropping the request for the addition.
 4. The discussion was opened to the public:
 - a. Nicole Belolan of 605 Thomas Avenue asked questions about needed repairs to the foundation and the chimney.
 - b. Keith Betten of 404 Main Street stated that he was concerned about the applicant's lack of experience with historic structures, and that the renovation cost would far exceed what the applicant had expected.
 - c. Pat Solin of 406 Main Street was concerned about the neighbors being notified of work being performed at this location.
 - d. Gina Cassidy of 402 Main Street wanted to know how the roof was going to be restored and how the freestanding shed would be handled.
 - e. Constance Vink of 403 Main Street was concerned about the lack of a toilet for workers at the location.
 - f. Tom Cassidy of 402 Main Street stated that work was already happening at this location and that this project. He also stated that this project should be handles like a "This Old House" episode instead of a FLIP. He further stated that the neighbors have a strong concern for the wee being of this house. He finally stated that the previous owner of the house had issues, and did not want help in maintaining the house.

- g. Iris Gaughan of 401 Main Street stated that regardless the new owner needed too do a good job with the restoration of the house.
- 5. The public discussion was closed.
- 6. The Chairman discussed with the HPC's members, in public, the major issues regarding the exterior work.. Those issues were siding, roofing, doors, windows, and shutters. The HPC's members authorized a chairman to send a letter to the Borough Building Official and Zoning Officer stating that the applicant had fulfilled the requirement to appear before the HPC, and that the applicant had agreed to positively address the above cited issues when completing the exterior work.
- B. Eric Zino, regarding enclosing a portion of the existing covered front porch at 638 Thomas Avenue:
Mr. Zino did not appear, so the HPC will be continuing this matter as "not yet having properly appeared before the HPC."
- 5. Discussions:
 - A. The HPC Chairman informed the HPC no progress had been made in hiring a Secretary to the HPC..
 - B. The HPC Chairman requested approval of the Minutes for the Nov. 18, 2024 HPC Meeting, and the HPC unanimously approved.
 - C. The HPC Chairman asked the HPC to approve Roger Prichard's V.2 of the HPC Application Form. The HPC unanimously approved the new form.
 - D. The HPC Chairman agreed that the Walking Assessment field form, as prepared by Michelle Banik, should be approved for use at such time that the field work commences.
 - E. The HPC Chairman gave a briefing on what occurred during the Monday Dec. 2nd meeting of the HPO Roundtable Group. A follow up meeting of the group will be needed in January of 2025.
- 6. Public Hearing:
 - A. The HPC Chairman requested to open the hearing to the public, and the HPC agreed to do so. Seeing as there were no comments from the public, the meeting was closed by the Chairman in agreement with all of the HOC's members.
- 7. The HPC Chairman requested that the meeting be adjourned and was so moved and approved by the full HPC.