

**Minutes for the Sept. 15, 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. Chairman Lavery requested a motion to approve the minutes for the August 2025 HPC Meeting. A motion of approval was made by Hal Feinstein and seconded by Tyler Putman. A Roll Call Vote was taken, and the motion was carried by a vote of 4 – 0 with HPC Members Aird, Parry and Harrison abstaining because they were not present at this meeting.
5. Chairman Lavery requested a motion to approve the minutes for the December 2024 HPC Meeting. A motion of approval with a minor typo correction was made by Tyler Putman, and seconded by Doug Aird. A Roll Call Vote was taken, and the motion was carried by a vote of 6 – 0 with HPC member Feinstein abstaining because he was not an HPC Member at that time.
6. New Business:
  - A. Fence Replacement at 405 Bank Ave.
    1. The owners, Art Littleton and Michele Dimatteo, were sworn in by Chairman Lavery for their testimony in this matter.
    2. The owners testified that they were replacing fencing along the side and rear lot lines in the present location of fencing.
    3. The applicants presented a survey and other materials showing the location, materials, and style of the fencing.
    4. Roger Prichard stated that neither the property nor the fencing were contributing to the Historic district.
    5. A motion was made and carried unanimously by the HPC to open the hearing to the public. There were no comments made by the public, and the hearing was subsequently closed by a unanimously carried motion of the HPC.
    6. Chairman Lavery asked for a motion of approval of the applicant's proposed fence replacement project. Doug Aird made the motion, and the motion was seconded by Tyler Putman. A Roll Call Vote was taken, and this motion was unanimously carried.

- B. Demolition of Detached Garage and replacement of driveway pavement at 804 Main Street.
1. The owners, Wilkins Garcia and Odette Dotel, both doing business as members of How Homes, LLC, were sworn in by Chairman Lavery for their testimony in this matter.
  2. The owners testified that they did not know who demolished the garage. They stated that it was present before they closed on the purchase of the property, but they noticed that it had been removed when they returned to the property immediately after the real estate closing on the property.
  3. The owners stated that they had no photos of the garage that they had originally seen on the site because it was in poor condition when they saw it.
  4. The owners presented plans for a new garage structure to be built in the exact location of the former garage.
  5. The HPC members asked several questions pertaining to the details of the proposed new garage. The owners stated that the materials and colors would match those of the house on the property which is presently being renovated.
  6. Jack Parry volunteered to work with the owners on the details of the proposed garage.
  7. Regarding the driveway, the owners stated that the existing driveway materials, consisting of cobble, gravel, dirt, and grass would be replaced by asphalt pavement, and that the pavement would extend from the garage floor slab to the existing sidewalk along Highway.
  8. A motion was made and unanimously carried by the HPC's member to open the hearing to the public
  9. Resident James Quinn of Elm Terrace was sworn in by Chairman Lavery for his testimony in this matter. Mr. Quinn stated that he had no objections to the replacement of the garage as it replaced a structure that was apparently in very poor condition.
  10. As there were no more comments from the public, the hearing was closed by a motion that was unanimously carried by the HPC's Members.
  11. After final discussion by the HPC's members on this application, Tyler Putman offered that the application should be separated into three parts, and voted on separately. Chairman Lavery asked Tyler to put forth a motion for consideration of each part by the HPC.
    - a. Tyler Putman made a motion to DISAPPROVE a Certificate of Appropriateness for the demolition of the detached garage because the applicant provided no evidence that the garage was not a historic structure. This motion was seconded by Doug Aird. A Roll Call Vote was taken, and the motion was unanimously carried by the HPC.
    - b. Tyler Putnam made a motion to APPROVE a Certificate of Appropriateness (CA) for the rebuilding of the detached garage that had been removed without a permission from the Borough. The motion will have the condition that the owners work with HPC Member Jack Parry on plans for the garage that will be acceptable to Mr. Parry, and that the owners agree to construct the garage in

strict accordance with these plans. The purpose for this is to assure that the design and materials of the garage are compatible with the historic surroundings of the garage. This motion was seconded by Jack Parry. A Roll Call Vote was taken, and the motion was unanimously carried by the HPC.

- c. Tyler Putman made a motion to approve the asphalt driveway to the garage. The motion was seconded by Doug Aird. A roll Call Vote was taken, and the motion was unanimously carried by the HPC.

7. Old Business:

- A. Chairman Lavery asked Roger Prichard to discuss the status of the draft of the amended HPO. After this presentation, Chairman Lavery asked for a motion to open this discussion to the public. Roger Prichard made this motion, and it was seconded by Doug Aird. A Roll Call Vote was taken, and the motion was unanimously carried by the HPC.
- B. James Quinn made numerous comments about how information about the draft ordinance should be communicated to the public in advance of the first reading of the ordinance by Borough Council. It was also discussed that the first reading would likely be in October 2025. Mr. Quinn, also the Mayor of the Borough, stated that he would discuss the manner of communicating information on the draft ordinance with the Borough Solicitor. Mr. Quinn stated that he would get back to Mr. Prichard with the Solicitor's guidance. For the record, Mr. Prichard, in working on this draft, is not representing the HPC in this effort. Mr. Prichard, in this effort, is working in behalf of the Borough Council's "Subcommittee to Draft a Revised Historic Preservation Ordinance."
- C. As there was no further discussion on this subject, Chairman Lavery requested a motion to close this discussion to the public. Doug Aird made the motion, and it was seconded by Hal Feinstein. A Roll Call Vote was taken, and the motion was carried unanimously by the HPC.

- 8. Chairman Lavery requested a motion to adjourn the meeting. The motion was made by Doug Aird and seconded by Hal Feinstein. A roll call vote was taken, and the motion was unanimously carried by the HPC's members at 8:48 pm.