

HARB MINUTES
February 28, 2017

In attendance Amber Buchanan, Julie Burger, Bill Sharon, Andrew Monastra, Laura Justiniano.

Review minutes from the January meeting. No questions. Motion to approve the minutes from January by Julie Marburger, second by Amber Buchanan. All in favor, none against.

First item window at the 118 King St. property owner present Mr. Julio Benson

Mr Benson indicated that the window was completely rotten and needed to be replaced in order for the township to give him an occupancy permit. He replace the window without having HARB approval. HARB had denied approval for this change in the Jan meeting.

The committee discussed with Mr. Benson that the window he replaced was not only original to the property and unique in its architectural details but also complementary to twin window on the duplex next to his property (same building)

The committee explain that the off- rack window used to replace the original window was not acceptable and he is required to replace the off the rack window with an architectural window similar if not the same as the one that he took down originally, having the window on the duplex next-door as an example of the kind of window he needs to re-create

Mr. Benson indicated he will replace the window as required and inquired, asked for some suggestions as to how to go about it. The committee was able to provide the name of an artisans that could do the work or direct Mr. Benson to the right person. Mr. Benson also inquire as to what are the next steps in the process. The committee notify him that the violation would be reported to the township (permit group)? and that this would result in a fine. The committee did not have details as to the timing but asked Mr. Benson to do his research and keep us posted of his progress.

Motion to deny replacement of the original window with the off the rack alternative - denied.

Motion by William Sharon second by Julie Marburger. All in favor, none against.

Next item on the agenda the roof with replacement for buildings 58 60 62 64 King St

First item - for all buildings listed above the roof replacement had been previously approved but the product approved at the time is no longer available. Mr. Roman is requested approval to use a new product - Camelot II dark gray shingles. He brought samples of this new product. Motion to replace the roof for buildings 58, 60, 62, and 64 using Camelot II dark gray shingles was proposed by Andrew Monastra and second by Amber Buchanan. All in favor, none against.

In addition, the roof for the porches on these buildings needs to be replaced using metal roof material in gray or burnish slate.

Motion to replace the roofs of the porches of these buildings (58, 60, 62 and 64) with metal roof material in gray or burnished slate proposed by Andrew Monastra, second by Amber Buchanan. All in favor, none against.

It was also discuss that some areas of the roof have a rubber material that needs to be replaced and will be replaced with the same rubber material.

Motion to approve by Andrew Monastra, second by Amber Buchanan. All in favor, none against.

Last Item - Motion to approve the administratively approved change of windows on 232 King St. Motion Julie Marburger, Second William Sharon.

All in favor, none against.

Motions to adjourn meeting at 8

All in favor, none against.