

**EAST AMWELL TOWNSHIP HISTORIC PRESERVATION COMMITTEE  
REORGANIZATION MEETING MINUTES  
Hybrid – January 17, 2023 – 7:30 PM**

<https://us02web.zoom.us/j/88197729607?pwd=U3dYLzdUY0kwVGJHTS9kRTgvbUdCUT09>

**CALL TO ORDER & OPEN PUBLIC MEETING NOTICE**

The meeting of the East Amwell Historic Preservation Committee was called to order at 7:34 PM by Renee Stemcovski.

The following statement of compliance with the Open Public Meetings Act was read into the record by Renee Stemcovski: "In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting pursuant to the annual meeting notice as published in the December 18, 2022 issue of the Hunterdon County Democrat, a copy of the agenda for this meeting was forwarded to the Hunterdon County Democrat, filed in the Township Clerk's Office and posted on the bulletin board on January 12, 2023."

**ROLL CALL**

Committee Member (term expires)	1/17/2023	2/21/2023	3/21/2023	4/18/2023	5/16/2023	6/20/2023	7/18/2023	8/15/2023	9/19/2023	10/17/2023	11/21/2023	12/19/2023
<b>Paul Carluccio- Class B</b> (12/31/2026)	X											
<b>Cassie DeCandia- Class C</b> (12/31/2026)	X											
<b>Frances Gavigan- Class B</b> (12/31/2024)	X											
<b>Dave Harding- Class B</b> (12/31/2026)	X											
<b>Will Harrison- Class B/Vice-Chair</b> (12/31/2025)	X											
<b>Beth Hussain- Class C</b> (12/31/2026)	A											
<b>John Mills- TC Liaison</b> (12/31/2023)	X											
<b>John Seramba- Class C/Chair</b> (12/31/2025)	X											
<b>Paul Sterchele- Class C</b> (12/31/2026)	X											
<b>Mary Van Horn- Class C</b> (12/31/2026)	X											
<b>Renee Stemcovski- Secretary</b> (12/31/2023)	X											

*Others present: John Allen, Township Historian*

**NEW BUSINESS-REORGANIZATION**

**Nomination and Vote for Chair**

Renee Stemcovski asked for nominations for Chairperson. Will Harrison nominated John Seramba. Hearing no more nominations, a motion to appoint John Seramba as Chair was made by Will Harrison and seconded by Frances Gavigan and was approved by roll call vote.

<b>ROLL CALL VOTE</b>				
COMMITTEE MEMBER	YES	NO	ABSTAIN	ABSENT
PAUL CARLUCCIO			X	
CASSIE DeCANDIA	X			
FRANCES GAVIGAN	X			

DAVE HARDING	X			
WILL HARRISON	X			
BETH HUSSAIN				X
PAUL STERCHELE	X			
JOHN SERAMBA			X	
MARY VAN HORN	X			

**Nomination and Vote for Vice-Chair**

John Seramba nominated Will Harrison. Cassie DeCandia nominated Paul Sterchele, who politely declined. Hearing no more nominations, a motion to appoint Will Harrison as Vice-Chair was made by John Seramba, seconded by Frances Gavigan was approved by roll call vote.

<b>ROLL CALL VOTE</b>				
<b>COMMITTEE MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
PAUL CARLUCCIO			X	
CASSIE DeCANDIA	X			
FRANCES GAVIGAN	X			
DAVE HARDING	X			
WILL HARRISON			X	
BETH HUSSAIN				X
PAUL STERCHELE	X			
JOHN SERAMBA	X			
MARY VAN HORN	X			

**Motion to Approve Roberts Rules of Order**

A motion was made by Will Harrison, seconded by Frances Gavigan to approve Roberts’ Rules of Order with exception of Board recognizing member of the public to provide information out of turn was approved by roll call vote.

<b>ROLL CALL VOTE</b>				
<b>COMMITTEE MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
PAUL CARLUCCIO	X			
CASSIE DeCANDIA	X			
FRANCES GAVIGAN	X			
DAVE HARDING	X			
WILL HARRISON	X			
BETH HUSSAIN				X
PAUL STERCHELE	X			
JOHN SERAMBA	X			
MARY VAN HORN	X			

**Motion To Approve 2021 Meeting Schedule- 3<sup>rd</sup> Tuesday of Each Month at 7:30**

**PM**, January 17<sup>th</sup>, February 21<sup>st</sup>, March 21<sup>st</sup>, April 18<sup>th</sup>, May 16<sup>th</sup>, June 20<sup>th</sup>, July 18<sup>th</sup>, August 15<sup>th</sup>, September 19<sup>th</sup>, October 17<sup>th</sup>, November 21<sup>st</sup>, December 19<sup>th</sup> 2023.

A motion made by Will Harrison, seconded by Frances Gavigan to approve the meeting schedule was approved by roll call vote.

<b>ROLL CALL VOTE</b>				
<b>COMMITTEE MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
PAUL CARLUCCIO	X			
CASSIE DeCANDIA	X			
FRANCES GAVIGAN	X			
DAVE HARDING	X			
WILL HARRISON	X			
BETH HUSSAIN				X
PAUL STERCHELE	X			
JOHN SERAMBA	X			
MARY VAN HORN	X			

**REVIEW OF AGENDA**

John Seramba added Quarterly Reports to Oral Reports.

**CITIZENS PRIVILEGE TO SPEAK ON ITEMS NOT ON THE AGENDA**

John Seramba acknowledged that no members of the public were present.

**PRESENTATION OF MINUTES**

**December 20, 2022 Minutes**

A motion made by Will Harrison, seconded by Frances Gavigan to approve the minutes was approved by roll call vote.

<b>ROLL CALL VOTE</b>				
<b>COMMITTEE MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
PAUL CARLUCCIO			X	
CASSIE DeCANDIA			X	
FRANCES GAVIGAN	X			
DAVE HARDING			X	
WILL HARRISON	X			
BETH HUSSAIN				X
PAUL STERCHELE	X			
JOHN SERAMBA	X			
MARY VAN HORN			X	

**UNFINISHED BUSINESS**

**Region Nine**

John Allen spoke about the historic house at 20 John Ringo Road, the site of the proposed Region Nine project. It is a contributing property to the Ringoes Historic District, listed on the NJ and National Registers of Historic Places. John Allen provided some information on its history. He strongly recommends that research be done to determine the actual construction date and true condition of the house. John Seramba recommended that John Allen come to the next Planning Board meeting and share the same information. Dave Harding also shared some information on past residents of the house and believes that the Historical Society has information in its collections. Will Harrison provided some background on the committee’s previous interactions and opinions on Region Nine and the house. Region Nine mentioned

possibly selling the house, which several people in the community had questions and concerns about. Frances Gavigan offered reaching out on behalf of the Historical Society to see the house with Region Nine and John Allen to get a better idea about what is going on inside the building. Frances Gavigan mentioned past efforts to rewrite the Historic Preservation Ordinance to make this committee stronger and not just advisory. Will Harrison suggested changing the quorum from 3 people to 50% +1 of total voting members, so the committee can be more efficient. Past members filled in the new members on how this committee and the Ringoes Village Advisory Committee work. Frances Gavigan is concerned the house at 20 John Ringo Road will be boarded up, like the Clawson House was, until it can be restored in the future.

### **East Amwell Historical Society and Museum**

Frances Gavigan provided updates on the Historical Society's 2023 calendar and discussed what photos will be featured.

### **Kleinschmidt House**

Will Harrison provided background on the Kleinschmidt House, at the corner of Old York Road and Dutch Lane, and what the committee has done to try to address the problem. The house is seriously deteriorated and is collapsing into the adjacent burial ground. Frances Gavigan has gone to the county to try to get them to address the issue, but was unsuccessful. Will Harrison would like to go with John Seramba to the Township Committee (TC) on behalf of this committee to ask for the house to be demolished, as conditions will only get worse and more expensive. The house technically sits on a county road, but the county does not claim it. The property is abandoned. The trustees of the burial ground have expressed that they would purchase the land after the house is demolished. Graves in the burial ground date back to the 18<sup>th</sup> century. The house is named after Robert Kleinschmidt, the last known owner, who died in 1994. Paul Carluccio asked if it could be put up for tax sale. Will Harrison is unsure if anyone would buy it, as the property and the remains of the house are undesirable. Frances Gavigan worries demolition would be too expensive for the Township to cover entirely and recommends grants and fundraisers. Will Harrison would like this committee and the TC to form a subcommittee for the Kleinschmidt House. Frances Gavigan recommended reaching out to the person who previously wrote a (denied) grant application for demolition. Paul Carluccio mentioned that NJ has asbestos mitigation programs and recommended investigating how the state could help in cleaning out the house's asbestos, and taking the project in small steps. He said he would look into grants. Will Harrison would like to make this project a goal for 2023. Paul Carluccio asked if there could be something placed in the spot of the house after demolition as some kind of reward for the town (ex. trees, picnic tables, interpretive signage, etc.) John Allen added more historical context to the area.

### **Museum Occupancy Agreement and Use Policy**

Tabled until next meeting.

## **NEW BUSINESS- OTHER**

### **Coryells Ferry Stamp Club**

The Stamp Club will be holding a meeting at the museum on February 5<sup>th</sup>. Will Harrison asked how the club can get into the house for meetings. There was discussion back and forth about having a member of the Historical Society let them in versus distributing codes. Individual codes could potentially be distributed and revoked as needed. The museum does not have a security system, which adds concerns. John Mills will talk to Jason Silverthorn. Will Harrison said he will open and close the museum for the club's meeting. Frances Gavigan discussed the need for a museum security system. The Historical Society has cameras but they are not set up inside. John Mills will talk to Jason Silverthorn about that as well.

## **ITEMS FOR DISCUSSION**

There were no items for discussion.

## **ORAL REPORTS**

### **Quarterly Reports**

The committee reviewed the Quarterly Reports from 2022.

## **PRESENTATION OF VOUCHERS**

There were no vouchers.

## **OPEN TO THE PUBLIC**

John Seramba acknowledged that no members of the public were present.

## **CORRESPONDENCE**

There was no correspondence for discussion.

## **ADJOURNMENT**

A motion made by Frances Gavigan, seconded by Will Harrison to adjourn the meeting at 9:15pm was unanimously approved by voice vote.

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Renee Stemcovski, Secretary