

**Tewksbury Township Historic Preservation Commission
Meeting Minutes
May 24, 2010**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:30 pm in the Mountainville Meeting Hall by Chairman Scheier. The members of the Commission present were Michael Scheier, Cyril Beveridge, Rosemary Hartten.(arrived at 8:30), Mary Elizabeth Young and Ruth Melchiorre. Randy Benson, the Secretary, and Dennis Bertland, the Historic Consultant, were also in attendance. Based on the members present, a quorum was established.

OPEN PUBLIC MEETINGS ACT

Chairman Scheier read the opening statement that the Commission meeting being held that evening was in compliance with the Open Public Meetings Act of the State of New Jersey, and indicated where notices for that meeting were posted.

Minutes

The minutes of April 26, 2010 were approved with corrections. Beveridge was misspelled in the sixth line under Claims on page one. On page two on line ten, change the word “way” to the word “was”. On page two in the last paragraph the seventh sentence should be changed to “Dennis Bertland asked about the possibility of using...”. In the last sentence change the word “could” to the word “would”. On page three in the second paragraph on line five “inspect” should be “inspected”. The word “it” should be added after “recommended”. In the last paragraph on line two, “purchase” should be “purchased”. On line four the sentence should state “The applicant stated the cinder block pedestals...”. On line six “pillars” should be “pedestals”. On line eleven “state” should be “stated” and “rebuilding rotted” should be “consolidating deteriorated”. In the last sentence change “change the style” to “changing the type”. On page four in the first sentence “keep” should be “keeping”. On the fifth line, change “underneath” to “the openings beneath”. On line twelve change “Did” to “And did”. In 1 of the conditions add the word “be” after the word “or”. In 3 change “place” to “placed”. In 4 remove the words “in brick. A motion was made by Commissioner Young seconded by Commissioner Melchiorre to approve the minutes with the corrections. The following Commissioners voted in favor of the motion: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

Claims

The following claims were submitted for payment:

Dennis Bertland Associates – Invoice #10-70-1.5 for review of applications and attendance at the 4/26/10 Commission meeting. \$180.00

On a motion made by Commissioner Beveridge seconded by Commissioner Young, the claims were approved as submitted. The following Commissioners voted in favor of the

motion: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

Resolutions

The Commission considered Resolution 2010-03 for Hilary Prouty. A motion was made by Commissioner Beveridge, seconded by Commissioner Young to approve the resolution as submitted. The following Commissioners voted in favor of the resolution: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

The Commission considered Resolution 2010-04 for Maylen Pierce and Andrew Popp. A motion was made by Commissioner Beveridge, seconded by Commissioner Melchiorre to approve the resolution as submitted. The following Commissioners voted in favor of the resolution: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

The Commission considered Resolution 2010-05 for Stephen and Sandra Roth. A motion was made by Commissioner Beveridge, seconded by Commissioner Melchiorre to approve the resolution as submitted. The following Commissioners voted in favor of the resolution: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

The Commission considered Resolution 2010-06 for Thomas and Kristen Blauvelt. A motion was made by Commissioner Beveridge, seconded by Commissioner Young to approve the resolution with one correction. Under Findings of Fact on 3a., the sentence will be amended to say “The porch will have floor to ceiling columns and new piers below the porch floor that will be brick on the exterior. The following Commissioners voted in favor of the motion with the correction: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

Applications

Application 10-07 Neil Cuthbert and Wendi Dasteel
Block 39, Lot 3 – 7 Church Street, Oldwick

Neil Cuthbert and Wendi Dasteel were present and sworn in. Ed O’Brien, the architect for the property owners, was present and sworn in. Mr. Cuthbert stated they had received prior approval for the renovation of the barn but now they have decided to scale back the project. At the time of the original approval the applicants had agreed to install windows that would be true divided lites and have wood on the exterior. Also they had proposed two second floor windows on the front of the building. The property owners have decided to scale back the project and would like to make some changes. There would now be only one second floor front window where the existing hay loft door is. The second change they would like to have is to use vinyl clad windows with simulated divided lites that would be on both the interior and exterior. The inside grills would be

made out of wood. Mr. O'Brien presented two photographs. The first photograph showed an existing window on Mr. O'Brien's building in Oldwick which is the same type of window being proposed in the application and the second photograph was of an original window on the Magic Shop building. The reason for submitting the two photos was to show that the new and old window are very similar and the noticeable difference is negligible. Dennis Bertland asked if all the other windows will stay the same. The applicant said yes. Dennis Bertland asked Mr. O'Brien if he knew the age of the Magic Shop. Mr. O'Brien said he believed it was between fifty and one hundred years old. Dennis Bertland stated that since the windows were on a barn he did not think it was an issue to use this type of window. A motion was made by Commissioner Beveridge, seconded by Commissioner Melchiorre to approve the application as submitted. The following Commissioners voted in favor of the motion with the conditions: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Melchiorre.

Appl. 10-08 Andrew & Aphrodite Baptiste
Block 39, Lot 25 – 42 Old Turnpike Road, Oldwick

Edward O'Brien, the applicant for the property owner, was present and sworn in. Mr. O'Brien has been asked by the property owners to design a plan to enlarge the kitchen and add a family room to the house. Mr. O'Brien provided some concept plans for informal review of the proposed addition. The exterior materials on the house would stay the same. Commissioner Scheier asked if the exposure on the siding would remain the same. The applicant stated they were proposing to have a smaller exposure than what was on the building. Commissioner Scheier stated that the exposure should be the same as what is currently on the house. Dennis Bertland said the false walls facing the James Street side of the property should remain. Mr. O'Brien stated the reason for the change in the roof line is because the false wall will create a dam that could eventually cause leaks and will be a continual problem. Commissioner Scheier agreed the wall would create problems. Dennis Bertland stated the service wing of the house has a flush eave and the main house has eaves. Mr. Bertland said the addition should have a flush eave to match the service wing. Mr. Bertland also stated the parapet wall should stay because it is part of the vernacular structure. Commissioner Beveridge said the doors on the terrace side of the building are not centered and should be. Mr. O'Brien said the door is lined up with the interior hallway. Commissioner Beveridge said the door should be relocated so that it is centered. When asked about the chimneys, Mr. O'Brien said the new chimney will match the existing chimneys. Commissioner Scheier said the addition really won't be seen and he did not have an issue with the eaves. Commissioner Beveridge agreed and said to just make sure they keep the exterior simple. Mr. O'Brien said he would take the recommendations back to the property owner and revise the plan before he makes the formal application.

Appl. 10-09 Zion Lutheran Church
Block 23, Lot 41 – 56 Old Turnpike Road, Oldwick

Ezio Columbro was present and sworn in. Mr. Columbro said he was the applicant for the church and also the architect for the project. Mr. Columbro said he actually had two separate projects for the Commission. The first was the replacement of the existing sign on the property. There are currently two existing signs and they both would be removed. A new sign would replace the sign near the road. The new sign will be as shown on the plan by Columbro Architecture dated 5/13/10. The frame will be white and the sign will have a black background and gold leaf for the lettering. The bottom section will have smaller signs that will be interchangeable. The new fencing that is proposed in the application will be similar to the existing fence in front of the church on Main Street. The material for the sign will be Azak and the panel sequence will be similar to the existing fence. Commissioner Scheier asked if the corner posts and mini post would replicate what is there. Mr. Columbro said they would very similar to what is there but the post caps will not because he believes they were an add on after the fence was built. Mr. Columbro had shown pictures of the fencing. The top post of the proposed fence was much lower then the existing fence and the Commission asked if the top rail could be raised to match what is there. Mr. Columbro said the fence panels were pre-made at the factory and they would look into having the rail raised as long as it was not cost prohibitive to have it done. A motion was made by Commissioner Beveridge, seconded by Commissioner Young to approve the application with the condition the top rail will be raised if possible. The following Commissioners voted in favor of the application: Commissioner Scheier, Commissioner Beveridge, Commissioner Young and Commissioner Mechiorre.

Appl. 10-10 Harold and Jennifer Berry
Block 31, Lot21 – 49 Water Street, Mountainville,

Harold and Jennifer Berry were present and sworn in. Mr. and Mrs. Berry were coming before the Commission with concept plans for the expansion of their home. The Berry's were proposing to change the roof of the house by adding a shed dormer with four little dormers for windows. The Berrys also want to do a standing seam metal roof because there are no break points on the roof where you could switch materials. Commissioner Beveridge asked why they chose a metal roof and the applicant stated it was a cleaner look and they have a moss problem on the north side of the roof because the sun never gets there. The siding on the additions will be cedar. The Berrys also will enclose part of the front porch. The Commission asked the applicant why the roof would have individual dormers. Dennis Bertland said the roof would be more appropriate as a shed roof. Mrs. Berry said the issue they had was the height of the roof ridge and it would be expensive to raise the ridge. Commissioner Scheier said from a construction standpoint the cost of building the addition as shown on the plan would be probably about the same. Dennis Bertland asked why were they adding the two dormers. Mrs. Berry said there two already and this would make it uniform across the front of the house. Mrs. Berry provided a concept drawing that was the first addition design her architect had proposed and the Commission felt that the first design with the shed dormer would be more appropriate for the house. Mrs. Berry said they would consider changing the plan.

Correspondence

Public Participation

Miscellaneous

There being no further business to come before the Commission, a motion was made by Commissioner Beveridge and seconded by Commissioner Young to adjourn the meeting. A voice vote was taken and all of the Commission members present voted in favor of adjournment. The meeting was adjourned at 8:35 pm.

Respectfully submitted
Randall Benson
Secretary, Historic Preservation Commission