

**Tewksbury Township Historic Preservation Commission
Meeting Minutes
February 28, 2011**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:30 pm in the Mountainville Meeting Hall by Commissioner Scheier. The members of the Commission present were Michael Scheier, Cyril Beveridge, Janet Clark, Rosemary Hartten, Karen Moriarty (arrived at 7:49), 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 January 24, 2011 were approved with one correction. On page 3 under miscellaneous, add an ing to the word respect. A motion was made by Commissioner Clark seconded by Commissioner Melchiorre to approve the minutes with the correction. The following Commissioners voted in favor of the motion: Commissioner Scheier, Commissioner Beveridge, Commissioner Clark, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre.

Correspondence

The Commission reviewed the letter that was written to the Township Committee by the Secretary requesting that the Township Committee consider designating the 19 proposed Historic Landmarks that are listed in the 2003 Master Plan. The letter is also requesting the Township Committee designate the 9 proposed Historic Districts listed in the 2003 Master Plan

Claims

Resolutions

The Commission considered Resolution 2011-01 for Harold and Jennifer Berry. A motion was made by Commissioner Clark seconded by Commissioner Beveridge to approve the resolution as submitted with a correction. Under Findings of Fact 3c “br” should be “be” The six Commissioners eligible, Commissioner Scheier, Commissioner Beveridge, Commissioner Clark, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre voted in favor of the resolution with the correction.

Applications

Application 11-02 Thomas & Kristen Blauvelt
Block 39, Lot 8 – 21 Church Street, Oldwick

At 7:38 Commissioner Clark recused herself and left the room because she works with the applicant.

Kristen and Thomas Blauvelt were present and sworn in. Mrs. Blauvelt stated that she and her husband had appeared before the Commission informally in 2010 for the renovation of the front and side porch on the home. The Commission had approved the renovation of the porch with some conditions. The Blauvelts now are seeking approval to construct a two story addition on the rear of the home to expand the living space. The Blauvelts presented plans by architect Jonathon Booth for the new addition. The applicant is also proposing to remove an existing one car garage on the property because it would help them reduce the impervious coverage on the property. The Commission discussed the garage and Dennis Bertland stated he did not feel it was a contributing structure. The Commission did not have any issue with the garage being removed. Mrs. Blauvelt stated the other two outbuildings will remain. Commissioner Scheier asked about the color and material for the roof. Mrs. Blauvelt said they would be using shingles to give the appearance of slate. Commissioner Scheier recommended Grand Slate by GAF brand. Dennis Bertland noted they were showing a new fireplace in the existing house but did not show a chimney for the fireplace. The applicant stated the fireplace would be gas and would be vented to the outside. The Commission questioned the use of Hardi Plank for the siding instead of the wood siding. Commissioner Scheier said it appears the top half of the house is actually shingle sided and not clapboard. It also curves out where the top section meets the middle band. The applicant stated she had no problem with using the natural wood if the Commission felt it would be more appropriate. Commissioner Scheier stated the middle green band on the house should remain because it adds to the character of the house. Mrs. Blauvelt said she did not realize it was gone and she had been anticipating it would remain. The band will remain. Dennis Bertland questioned whether new gutters will be installed. Mrs. Blauvelt stated there would be new gutters added or replaced on the house. Dennis Bertland said the new gutters should be ½ round with round downspouts. A motion was made by Commissioner Beveridge seconded by Commissioner Scheier to approve the application with the following conditions:

1. The new shingles on the roof will be heavy weight asphalt shingles to resemble slate.
2. All of the design details of the new addition will replicated the existing house.
3. The siding on the house will be cedar clapboards on the first floor and wooden shingles on the second floor. The bay windows will have wooden shingles. The band separating the two floors will remain and will also extend onto the new addition.
4. The new gutters will be ½ round with round downspouts.
5. The applicant will submit a revised architectural plan showing all of the changes requested by the Commission.

All six of the Commissioners present voted in favor of the application with the conditions.

Public Participation

John Melick of Oldwick came before the Commission to discuss the replacement of the roof on his father's house in Oldwick. Mr. Melick asked the Commission if replacing the existing slate roof with an asphalt roof would be an issue. The Commission stated they are open to replacing a slate roof with an asphalt roof and have approved them in the past. Mr. Melick thanked the Commission for its time.

Miscellaneous

A letter has been sent to the Township Committee requesting they consider adding Historic Districts and Landmarks as proposed in the 2004 Township Master Plan. The Township Committee has requested the Chairman and Secretary come to the March 22, 2011 meeting and explain what the Historic Preservation Commission is proposing. The Commission also requested the Secretary send all of the Commission members a copy of the design guidelines for historic districts from the Development Regulations Ordinance.

Adjournment

There being no further business to come before the Commission, a motion was made by Commissioner Beveridge and seconded by Commissioner Moriarty 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