

**Tewksbury Township Historic Preservation Commission  
Meeting Minutes  
February 4, 2013**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:30 pm in the Mountainville Meeting Hall by Secretary Benson. The members of the Commission present were Janet Clark, Rosemary Hartten, Karen Moriarty, and Ruth Melchiorre. Randy Benson, Secretary, and Dennis Bertland, Historic Consultant, were also in attendance. Based on the members present, a quorum was established.

**OPEN PUBLIC MEETINGS ACT**

Secretary Benson 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.

**Nomination of Officers**

**Chairman**

Secretary Benson opened the meeting for nominations for Chairman for 2013. Commissioner Clark nominated Commissioner Scheier seconded by Commissioner Moriarty. All members present cast a unanimous vote to elect Commissioner Scheier as the 2013 Historic Preservation Commission Chairman

**Vice Chairman**

Secretary Benson opened the meeting up to nominations for Vice Chairman for 2013. Commissioner Clark made a motion, seconded by Commissioner Melchiorre to nominate Commissioner Moriarty as Vice Chairman. All members present cast a unanimous vote electing Commissioner Moriarty as Vice Chairman for 2013.

**Appointments**

**Secretary**

A motion was made by Commissioner Clark and seconded by Commissioner Melchiorre to appoint Randall Benson as Secretary for 2013. All members present voted in favor of the motion.

**Historic Preservation Consultant**

A motion was made by Commissioner Clark seconded by Commissioner Melchiorre to appoint Dennis Bertland as the Historic Preservation Consultant for 2013. All members present voted in favor of the motion.

## **Meeting Dates**

The Commission considered Resolution 13-01 for the meeting dates for 2013. On a motion by Commissioner Clark seconded by Commissioner Hartten the resolution was approved with one correction. The meeting date for the reorganization had to be change to February 4, 2013. All members present voted in favor of the resolution with the correction.

## **Minutes**

The minutes of December 17, 2012 were approved by motion of Commissioner Moriarty seconded by Commissioner Melchiorre to approve the minutes with the following corrections: On page one under Minutes on lines two and three for each of the three dates, remove the words “to approve the minutes with the corrections”. On the eighth line on page two under Applications, remove the er from the word “Commissioner”. The motion carried by the following roll call: Commissioner Clark, Commissioner Moriarty, Commissioner Hartten and Commissioner Melchiorre.

## **Claims**

The following claim was submitted for payment:

Dennis Bertland Associates – Invoice #12-70-1.6 for attendance at the 12/17/12 meeting  
and review of applications. \$190.00

On a motion by Commissioner Clark seconded by Commissioner Moriarty, the claim was approved as submitted. The following Commissioners voted in favor of the motion: Commissioner Clark, Commissioner Moriarty, Commissioner Hartten and Commissioner Melchiorre.

## **Resolutions**

The Commission considered Resolution 2011-17 (Amended) for Samuel and Judith Glasgow. A motion was made by Commissioner Moriarty seconded by Commissioner Melchiorre to approve the resolution with one correction. Under Findings of Fact #5, the word “tow” should be “two”. On #7 add the words “and be repainted as necessary to maintain its original condition. The motion carried by the following roll call: Commissioner Moriarty, Commissioner Clark, Commissioner Hartten, and Commissioner Melchiorre voted in favor of the resolution.

## **Applications**

Application 13-01 Leslie Cording  
Block 39, Lot 8 21 Church Street, Oldwick

Leslie Cording was present and sworn in. Ms. Cording stated she is proposing to renovate the current two car garage on her property into a one car garage in one half and

an artist studio in the other half. Ms. Cording is also proposing to remove the one car garage on the property because it is in a state of disrepair and does not appear to be that old of a structure. The propose renovation on the two car garage would consist of removing the existing garage doors and the entrance door in between the garage doors on the building. The plan is to put a new modern garage door on one side that will be similar to the existing doors. The applicant provided photos of garage doors that are similar to the ones currently on the building. One the side of the garage where the artist studio will be, a false stationary door will be built in place of the existing garage door to match the new garage door. The false door will have two awning windows with six panes built in to look like the existing garage door windows. The new front door will be similar to the existing door. Dennis Bertland asked about the trim on the front of the building and the space between the doors. Ms. Cording explained the intent is to replicate what is there now. The plans are just sketches but the finished product will be similar to what is there now. Also the plan is to build a pergola across the front of the garage which will screen the front. The applicant also stated she will need to install a suit cased sized heat pump unit either behind or on the west side of the garage. A motion was made by Commissioner Clark seconded by Commissioner Melchiorre to approve the application in concept and the applicant will have to return with details on the garage door, the front door, lights and bricks for proposed patio. All of the Commissioners present voted in favor of the application in concept.

Application 13-02 Tom and Kristin Hassett  
Block 42, Lot 14 - 14 Old Turnpike Road

Kristin Hassett was present and sworn in. Ezio Columbro, the architect for the applicant was also present and sworn in. Mr. Columbro stated the applicants want to construct a garage on the property because they have many cars and there is currently no garage on the property. The proposed location for the garage is on the south side of the house. The front of the garage will line up with an existing portico on the house and the two buildings will be connected with a breezeway. The applicant also wants to pave the existing driveway and the section that would go to the new garage and they also want to add walkways that will be made from either bluestone or brick. The proposed garage will be a two story structure with three garage bays on the first floor and a second floor that will be eventually an artist studio. The proposed garage will be built per plans by Columbro Architecture dated 1/18/2013. The garage will have a slate roof to match the house, the post on the breezeway will match the posts on the front porch, the rakes and fascia will match the existing house, the roof of the garage over hang and breezeway will match roof on the front porch and the shutters will be wooden cedar shutters that are functional. Dennis Bertland questioned the proposed gutters on the garage. Mr. Columbro said they were using ogee gutters with round downspouts to make a little bit of an architectural statement. Dennis Bertland said that round gutters may be more appropriate because the garage is suppose to be a secondary structure to the house. The siding, trim and windows will match the house. Dennis Bertland suggested a landscape buffer be put in a location that will screen the breezeway from the road. He also stated the side of the garage should not have shutters since the side of the house did not. Mr. Columbro said the side of the garage will have the appearance of a large wood wall

without the shutters and the shutters will help soften the look of the wall. Mr. Bertland suggested more landscaping could be provided to screen the wall. The garage will also have a cupola but the final size and look of the cupola has not been determined yet. The Commission felt the cupola proposed on the plan was a good choice. The Commission discussed the foundation on the garage. Mr. Columbro said it would be a poured foundation with a brick face. Commissioner Clark asked if they could duplicate the look of the foundation on the house. Mr. Columbro said they would be willing to try to replicate the look of the existing foundation. It will be stucco scored to look like blocks. A motion was made by Commissioner Clark seconded by Commissioner Moriarty to approve the application for the construction of the building with a condition that the Commission will conduct a site walk when the building is erected and sided. The site walk will be to determine if the side of the garage should have shutters, where the landscaped buffer should be to buffer the breezeway from the road, if the driveway should be paved, should the garage doors have fake hardware and the size and type of cupola should be on the garage. All of the Commissioners present voted in favor of the motion with the conditions.

### **Correspondence**

There was no new correspondence.

### **Public Participation**

Harold Wrede and John Minerowicz of the Zion Lutheran Church in Oldwick came before the Commission to discuss work that they are proposing and work that is required at the parsonage property located at 35 Old Turnpike Road. The house appears to be originally built in 1810 but had a major renovation and additions around 1900. The idea would be to have the renovations done to the look from the 1900 renovation. The roof was originally wood but is currently slate and was badly damage from the hurricane in 2012. The roof they would like to replace it with would be an architectural shingle that would have the slate color and look. Dennis Bertland suggested a three tab type shingle with a shadow might be more appropriate. The second project they are looking at is to pull off all of the vinyl siding and aluminum trim to expose the wood siding. The walls have brick noggin between the studs and the interior plaster was put right on the bricks with no lath. To save the interior walls they want to pull off the exterior clapboards, add furring strips to the studs to create some space for insulation and spray foam the walls to get some insulation and seal the house. They would put wood 8 inch clapboards back on with no sheathing because they do not want to have to build out all of the window frames. Mr. Wrede said they are hoping all of the molding and dental work will remain with minimal repairs. Some of the window trim will have to be replaced because it was cut off when the vinyl was put on. Some of the replacement windows in the attic will be replaced because they are currently cutting into the freeze board. Smaller windows will have to be put in and the freeze board repaired. On the front porch there will be repairs made but they want to preserve the front door and overhang that was believe to be added in the 1900 renovation. Dennis Bertland suggested the Commission conducts a site walk

and the Commission agreed. They instructed the Secretary to set up a meeting on Monday February 11 or Tuesday February 12, 2014 at 8:45 AM.

**Miscellaneous**

**Adjournment**

There being no further business to come before the Commission, a motion was made by Commissioner Clark 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 9:20 pm.

Respectfully submitted  
Randall Benson  
Secretary, Historic Preservation Commission