

**HISTORIC PRESERVATION COMMISSION
MINUTES
April 25, 2016**

The Tewksbury Township Historic Preservation Commission met at a regular meeting on the above date in the Municipal Meeting Hall, 60 Water Street, Mountainville, New Jersey.

Members present were: Michael Scheier, Janet Clark, Karen Moriarty, Rosemary Hartten, Ruth Melchiorre, Alt. #1 and Herbert Ulrich, Alt. #2.

Absent were: Glenn Likus

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:30 p.m. and a quorum established.

OPEN PUBLIC METINGS ACT STATEMENT

Adequate notice of the following meeting had been provided by posting a copy on the bulletin board at the Administration Building, mailing a copy to the Hunterdon Review and the Hunterdon County Democrat and filing a copy with the Municipal Clerk on January 28, 2016.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

PUBLIC PARTICIPATION

Mr. Scheier asked the public if there were any questions or comments regarding anything not on the agenda. There being no questions or comment, the public participation portion of the meeting was closed.

MINUTES

- February 22, 2016

Mrs. Clark made a motion to approve the February 22, 2016 minutes with the correction that Mr. Likus did not second the motion for Resolution No. 2015-17 as he was absent. Mr. Scheier seconded the motion. All were in favor.

CLAIM

- Dennis Bertland – Invoice dated March 21, 2016 #16-70-1.2 - \$200.00

Mrs. Clark made a motion to approve the above referenced invoice. Mrs. Hartten seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Mr. Scheier, Mrs. Clark, Mrs. Moriarty, Mrs. Hartten, Ms. Melchiorre and Mr. Ulrich

Those Opposed: None

CORRESPONDENCE - None

RESOLUTIONS

- **Resolution No. 2016-03**– Marquardt, Block 39, Lot 27
46 Old Turnpike Road, Oldwick

Mrs. Clark made a motion to approve the following resolution. The motion was seconded by Mrs. Moriarty. The motion carried by the following roll call vote:

RESOLUTION NO. 2016-03

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR JOSEPH MARQUARDT AND LAUREN FORTIER FOR THE PROPERTY REFERRED TO AS BLOCK 39, LOT 27, LOCATED AT 46 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY

APPLICATION NO. 16-01

On February 22, 2016, Joseph Marquardt, property owner, appeared before the Tewksbury Township Historic Preservation Commission. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

1. Joseph Marquardt is the owner of the property located at 46 Old Turnpike Road, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicant applied for a certificate of appropriateness so as to permit the placement of a/c condensers and to build a 2nd floor balcony above the addition with a parapet design.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

1. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
2. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the project as submitted in the application and based on the testimony of Joseph Marquardt.

3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Clark and seconded by Mrs. Moriarty to approve the application with the following conditions:
 - a) a/c condensers must be placed on the north side of the side deck (alternate location as shown on the drawings submitted)
 - b) a parapet may be used in place of a railing on three (3) sides of the second floor balcony as depicted on the submitted drawing
 - c) photos of the finished work shall be provided by the applicant for the Commission's file.

Roll Call Vote

Those in Favor: Mr. Scheier, Mrs. Clark and Mrs. Hartten

Those Opposed: None

- **Resolution No. 2016-04** – Private Hideaway, LLC (Steck) Block 39, Lot 2, 3 Church Street, Oldwick

Mrs. Clark made a motion to approve the following resolution. The motion was seconded by Mrs. Moriarty. The motion carried by the following roll call vote:

RESOLUTION NO. 2016-04

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR JILL AND PAUL STECK FOR THE PROPERTY REFERRED TO AS BLOCK 39, LOT 2, LOCATED AT 3 CHURCH STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 15-07 (Revised)

On February 22, 2016, Paul and Jill Steck, property owners, appeared before the Tewksbury Township Historic Preservation Commission. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

1. Private Hideaway, LLC is the owner of the property located at 3 Church Street, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicant applied for a certificate of appropriateness so as to permit revisions to the application approved in 2015 (Application No. 15-07) for the reconstruction/renovation of the detached garage/apartment.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

1. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
2. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the revisions to the project as submitted in the application and based on the testimony of Paul and Jill Steck.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Clark and seconded by Mrs. Moriarty to approve the revisions to the application with the following conditions:
 - a) the building is to be sheathed with vertical board-and-batten siding, wood or equivalent composite material;
 - b) triple multi-pane window with multi-pane transoms to be installed on the buildings rear elevation as depicted on the submitted drawing, instead of the two smaller windows previously proposed for that location;
 - c) the door in the vehicular entry will be of wood or composite wood material and will be detailed to resembled two hinged barn doors with central meeting stile; also the individual panes of the inset window will arranged with longer sides vertical, as opposed to shorter sides vertical as decided on the drawing, even if this results in one row of glass panes instead of two; and
 - d) the window trim is to be detailed with a pitched, slightly projecting sill, instead of a continuation of the trim of the other three sides across the bottom of the windows.
 - e) all previous conditions remain in effect.
 - f) photos of the finished work to be provided by the applicant for the Commission's file.

Roll Call Vote:

Those in Favor: Mr. Scheier, Mrs. Clark and Mrs. Hartten

Those Opposed: None

APPLICATIONS

Appl. 16-02 Jesse Cohen – Block 39, Lot 1
1 Church Street, Oldwick

Jesse Cohen, applicant and tenant, appeared and was sworn in by Mr. Bertland. Mr. Cohen presented his application for a business sign, noting that it would be a wooden sign with colors as depicted in the picture in his application. The sign would have text on

both sides and would be hung from the existing bracket. Mrs. Moriarty made a motion to approve the application as submitted. Mrs. Clark seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Mr. Scheier, Mrs. Clark, Mrs. Moriarty, Mrs. Hartten, Ms. Melchiorre and Mr. Ulrich

Those Opposed: None

Appl. 16-03 Steve Timko, Forty North Technologies – Block 44, Lot 4
53 Main Street, Oldwick

Steve Timko, applicant and tenant, appeared and was sworn in by Mr. Bertland. Mr. Timko presented his application for a business sign. In discussion, the Commission suggested and the applicant agreed to carry the application over to the next meeting in order for the applicant to provide additional details about his proposed sign.

Appl. 16-04 Brian and Melissa Waggenpack - Block 38, Lot 10
10 King Street, Oldwick

John Houghton, contractor appeared on behalf of the property owner and was sworn in by Mr. Bertland. He explained that the application was for “after the fact” approval of the installation of an air conditioning unit that had been inadvertently not included in the previous application. He explained that two of the five existing units had been removed and the new unit installed on the side of the dwelling’s rear wing, as depicted on the site plan and photograph. Mr. Houghton stated that it was screened from view of the street and adjoining property (Oldwick General Store parking lot) by plantings and a fence along the property line. Mrs. Moriarty made a motion to approve the application as presented and Mrs. Clark seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Mr. Scheier, Mrs. Clark, Mrs. Moriarty, Mrs. Hartten, Ms. Melchiorre and Mr. Ulrich

Those Opposed: None

COMMISSION DISCUSSION ITEM

- Authorization to file 2015 Certified Local Government Report *(included in packet)*

Mrs. Clark made a motion to authorize the submission of the above referenced report pending clarification of the last item of the report. Mrs. Moriarty seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Mr. Scheier, Mrs. Clark, Mrs. Moriarty, Mrs. Hartten, Ms. Melchiorre and Mr. Ulrich

Those Opposed: None

NEW BUSINESS

Mrs. Clark brought to the attention of the Commission that the proposed demolition of the barn at the Christy Hoffman Farmstead was no longer under active consideration by the Township Committee.

Mr. Bertland reported on the proposed redevelopment project in Flemington, which included the demolition of the historic Union Hotel and three adjoining historic buildings.

Mr. Bertland was directed by the Commission to inquire at NJHPO regarding the possibility of hosting a Historic Commissioner training session in Tewksbury.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:15 p.m. by motion of Mrs. Hartten and seconded by Mrs. Moriarty. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator