

**HISTORIC PRESERVATION COMMISSION
MINUTES
May 19, 2014**

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 Vice Chairman Karen Moriarty, Janet Clark, Glenn Likus, Rosemary Hartten and Ruth Melchiorre, Alt. #1

Absent was Chairman Michael Scheier and Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:35 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 February 21, 2014.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

PUBLIC PARTICIPATION

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

Resolutions

- **Resolution No. 2014-06** – Tewksbury Township, Block 32, Lot 19
60 Water Street, Mountainville
Eligible to vote: Mr. Scheier, Mrs. Moriarty, Mrs. Hartten, Mrs. Melchiorre, Mrs. Clark and Mr. Likus

A motion was made by Mrs. Clark and seconded by Mr. Likus to approve the following resolution. The motion carried by the following roll call vote:

RESOLUTION NO. 2014-06

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR TEWKSBURY TOWNSHIP FOR PROPERTY REFERRED
TO AS BLOCK 32, LOT 19,
LOCATED AT 60 WATER STREET, MOUNTAINVILLE, NEW JERSEY**

APPLICATION NO. 14-05

On April 28, 2014, Hayden Hull, Superintendent of Public Works, appeared before the Tewksbury Township Historic Preservation Commission on behalf of Tewksbury Township. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

FINDINGS OF FACT

- 1. Tewksbury Township is the owner of the property located at 60 Water Street, Mountainville, New Jersey.
- 2. The subject property is located in the Mountainville Historic District.
- 3. The applicant applied for a certificate of appropriateness to drill and install a new well to replace the existing well and to install a new above ground oil tank at the rear of the building to replace the existing underground oil tank below the building.

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 projects as proposed in the application of Tewksbury Township.
- 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 Mr. Scheier to approve the application as submitted and in accordance with the testimony provided with the following conditions:
 - a) The oil tank should be screened with plantings selected from the approved township planting list.
 - b) Photos of the completed projects should be submitted to the Historic Preservation Commission Secretary.

Roll Call Vote:

Those in Favor: Mrs. Clark, Mr. Likus, Mrs. Hartten, Mr. Moriarty and Mrs. Melchiorre

Those Opposed: None

The Commission noted that Ms. Goodchild provided an e-mail list of acceptable plantings. Mr. Bertland noted that the Commission should specify something that is deer tolerant and will provide a buffer. The consensus was to have Mr. Hull choose appropriate plantings in accordance with the resolution.

- **Resolution No. 2014-07** – Hassett, Block 42, Lot 14
14 Old Turnpike Road, Oldwick
Eligible to vote: Mr. Likus, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Clark and Mrs. Moriarty

A motion was made by Mrs. Clark and seconded by Mr. Likus to approve the following resolution. The motion carried by the following roll call vote:

RESOLUTION NO. 2014-07

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR TOM AND KRISTEN HASSETT FOR THE PROPERTY
REFERRED TO AS BLOCK 42, LOT 14,
LOCATED AT 14 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 14-06

On April 28, 2014, Tom and Kristen Hassett, 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. Tom and Kristen Hassett are the owners of the property located at 14 Old Turnpike Road Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness so as to permit the following:
 - Use existing 54 inch high aluminum fence & self closing gates to run from the house to the property line and from the new garage to the barn.
 - Install new 8 foot deer fence (1 inch x 1 inch wire for pool code) along the side and back property line to the barn.
 - Install Victorian wooden picket fence from the house to the front of the garage.

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 of Tom and Kristen Hassett.

4. 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. Melchiorre to approve the application with the following conditions:
 - a. The picket fence should be constructed of wood.
 - b. Dry laid fieldstone would be used for any necessary retaining wall and the flagstone would be laid in pea gravel.
 - c. Photos of the completed project should be provided to the Historic Preservation Commission Secretary.

Roll Call Vote:

Those in Favor: Mrs. Clark, Mr. Likus, Mrs. Hartten, Mr. Moriarty and Mrs. Melchiorre

Those Opposed: None

Mr. Bertland noted that he received an e-mail from Ms. Goodchild asking if a deer fence was approved as part of the approval to which he responded that the Board found it appropriate since it is in the rear of the property and not visible from the roadway.

MINUTES

1. April 28, 2014

Mrs. Clark made a motion to approve the April 28, 2014 minutes as submitted. Mrs. Melchiorre seconded the motion. All were in favor.

Mrs. Clark asked Mr. Bertland to address the question in the last paragraph of the minutes regarding funds available for certain structures. Mr. Bertland learned that it depends on income levels for the residents of the structure and he offered to find out additional information for the June meeting.

CLAIM

- Dennis Bertland – Invoice dated May 5, 2014 #14-70-1.4 - \$250.00

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

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Hartten, Mrs. Melchiorre, Mr. Likus and Mrs. Moriarty

Those Opposed: None

CORRESPONDENCE

1. None

APPLICATION

Appl. #14-07 Lawrence O'Shaughnessy
 Block 44, Lot 9
 39 Main Street, Oldwick

Mr. Lawrence O'Shaughnessy, applicant, appeared and was sworn in by Mr. Bertland. Mrs. Clark recused herself from the meeting due to the proximity of the application to the Turpin Real Estate office. The applicant explained that the project was to install a sign for his proposed rare book shop in Oldwick. Mr. O'Shaughnessy explained that the business is primarily an internet based business however, he has found it necessary to open a gallery for his colleagues and the occasional customer to view the books rather than them coming to his home. He stated that the proposed 36" x 24" x 2" sign will be made of a "high grade" urethane product, instead of wood, so that it could be detailed to resemble the texture of leather book covers, and would have low glass "egg shell" finishes. When asked, Mr. O'Shaughnessy noted that the proposed sign will hang from chains on existing white posts.

A discussion ensued regarding the precedent set using urethane product instead of wood. It was the consensus of the members that the approval should specifically state that urethane was permitted so that the applicant could achieve the look of the texture of leather and that the sign proposed is tastefully done.

Mr. Likus made a motion to approve the application as presented with the following conditions. Mrs. Melchiorre seconded the motion: (1) the choice of materials is dictated in this case by the applicant's desire to replicate the texture of leather, (2) the finish is to be "egg shell" to minimize reflective glare, (3) if the applicant finds that the "mock-up" is unsatisfactory, the sign will be executed in wood, and 4) a photo of the finished sign be submitted for the file. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Hartten, Mrs. Melchiorre, Mr. Likus and Mrs. Moriarty

Those Opposed: None

Mrs. Clark returned to the meeting at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:20 p.m. by motion of Mrs. Clark and seconded by Mr. Likus. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator