

**HISTORIC PRESERVATION COMMISSION
MINUTES
July 27, 2015**

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

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

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:31 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 26, 2015.

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 comments or questions, Mrs. Moriarty closed the public participation portion of the meeting.

RESOLUTIONS

- **Resolution No. 2015-07** – Octavia Realty, LLC/Dewey, Block 39, Lot 19
16 Williams Street, Oldwick

Mr. Likus made a motion to approve the following resolution. Ms. Melchiorre seconded the motion. The motion carried by the following roll call vote:

RESOLUTION NO. 2015-07

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR OCTAVIA REALTY, LLC/CHRIS DEWEY FOR THE
PROPERTY REFERRED TO AS BLOCK 39, LOT 19,
LOCATED AT 16 WILLIAMS STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 15-05

On June 22, 2015, Annette Lemenze, representative for the 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. Octavia Realty LLC/Chris Dewey is the owner of the property located at 16 Williams 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 the rebuilding of the deteriorated front porch deck and support piers.

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 repairs/rebuilding of the existing porch as submitted in the application of Octavia Realty, LLC and based on the testimony of Annette Lemenze.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mr. Scheier and seconded by Mr. Likus to approve the application with the following conditions:
 - a. the decorative porch brackets and the turned posts will be kept (or replaced in kind if necessary) with necessary repairs to the base of the posts permitted.
 - b. the porch roof will remain but the porch deck and supporting piers will be rebuilt to match the existing wooden deck and piers.
 - c. photos of the finished work shall be provided by the applicant for the Commission's file.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-08** – Joseph Marquardt, Block 39, Lot 27
46 Old Turnpike Road, Oldwick

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

RESOLUTION NO. 2015-08

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

APPLICATION NO. 15-06

On June 22, 2015, 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 following: a) enlarging a window on the north side, second story to comply with code for bedroom egress, b) installing a second story deck/balcony on the rear of the building, and c) converting one second story rear window into a door to provide access to the proposed deck/balcony.

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 Mr. Scheier to approve the application with the following conditions:

- a. enlarging a window on the north side, second story to comply with code for egress.
- b. installing a second story porch/deck on the rear as represented in the application drawing.
- c. converting one second story rear window into a door to provide access to the deck/porch, the door is to be a multi-pane french door.
- d. photos of the finished work shall be provided by the applicant for the Commission's file.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-09** – Jill and Paul Steck, Block 39, Lot 2
3 Church Street, Oldwick

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

RESOLUTION NO. 2015-09

**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

On June 22, 2015, Paul and Jill Steck, contract purchasers, 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. Jeanne L. Lance 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 the following: a) re-side the detached garage/apartment with board and batten siding, b) install new sash windows and new batten garage doors, c) removal of two (2) pine trees and one (1) maple tree, d) install new roofing, e) remove the existing pedestrian door in the front and move it to the rear of the building, f) construct a rear deck, g) removal of the attic vents to be replaced with small windows.

RESOLUTION

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

4. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.
5. 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 Paul Steck.
6. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Ms. Melchiorre and seconded by Mrs. Clark to approve the application with the following conditions:
 - a. wooden siding (board and batten).
 - b. replacement of the roof with either metal standing seam or slate colored Timerline asphalt shingles.
 - c. gutters and downspouts of “k” profile.
 - d. windows to be replaced in the existing openings with multi-pane sash vinyl clad Andersen windows with applied exterior Azek trim.
 - e. entrance doors will be preplaced with multi-pane doors with panels.
 - f. second story door in the front will be removed.
 - g. second story deck with black powder coated railings and stairs.
 - h. attic vents to be replaced with small two over two windows.
 - i. garage doors will be replaced with wooden doors.
 - j. the oil tank and chimney are to be removed.
 - k. removal of three (3) trees to be replaced with a slow growing tree such as a dog wood.
 - l. photos of the finished work to be provided by the applicant for the Commission’s file.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-10** – Andrew and Kathryn Platt, Block 23, Lot 26.03
32 Church Street, Oldwick

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

RESOLUTION NO. 2015-10

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR ANDEW AND KATHRYN PLATT FOR PROPERTY
REFERRED TO AS BLOCK 23, LOT 26.03,
LOCATED AT 32 CHURCH STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 15-08

On June 22, 2015, Andrew and Kathryn Platt, 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. Andrew and Kathryn Platt are the owners of the property located at 32 Church Street, Oldwick, New Jersey.
2. The subject properties are located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness to amend the previous approval outlined in Resolution No. 2014-10, Application No. 14-08 as follows:
 - a) construction of a slightly larger garage/barn connected to the proposed house by a pergola instead of the bank barn, and
 - b) reduction in the length of the driveway.

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 proposed in the application and based on the testimony of Andrew and Kathryn Platt.
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. Likus to approve the application in accordance with the plans submitted which were prepared by Sgara Engineering, Inc., Michael Sgaramella, PE dated 9-16-14 and in accordance with the testimony provided with the following conditions:
 - a. conditions from Resolution No. 2014-10.
 - b. deletion of the proposed bank barn.
 - c. a slightly larger garage/barn in place of the previously approved garage.
 - d. a pergola connecting the house and garage/barn.

- e. a shorter driveway.
- f. all other details will be the same as was presented in the previous application (Appl. No. 14-08).
- g. photos of the finished work to be provided by the applicant for the Commission's file.

Roll Call Vote:

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

Those Opposed: None

MINUTES

1. June 22, 2015

Mr. Likus made a motion to approve the June 22, 2015 minutes. Ms. Melchiorre seconded the motion. All were in favor. Mrs. Moriarty abstained.

CLAIM

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

Roll Call Vote:

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

Those Opposed: None

- Dennis Bertland – Invoice dated July 10, 2015 #15-70-1.2 - \$300.00

CORRESPONDENCE

1. None

APPLICATIONS

Appl. No. 15-09 Octavia Realty, LLC/Chris Dewey
Block 39, Lot 19
16 Williams Street, Oldwick

Mrs. Clark recused herself from the hearing.

Christina Dewey appeared as the owner's representative and was sworn in by Mr. Bertland. She explained that the application was for the installation of a picket fence along the front of the property (Williams Street) and to move a privacy fence along the side further from the property line. When asked if the proposed picket fence is wooden, the response was positive.

Mrs. Moriarty made a motion to approve the application as depicted on the site plan submitted with the application; the picket fence to be as depicted on the drawing included in the application (wood with a gothic top to each picket), the hedge to be removed for the installation of the picket fence and the existing privacy fence to be moved back from the property line as indicated on the site plan. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mrs. Clark returned to the meeting at this time.

Appl. No. 15-10 Brian and Melissa Waggenpack
Block 38, Lot 10
10 King Street, Oldwick

Ezio Columbro, architect, appeared as the owner’s representative and was sworn in by Mr. Bertland. He explained that the application was for removal of a small building (chicken coop) to enable the owners’ project (subject of a previous application approved by the commission) to comply with the townships lot coverage requirements; the zoning officer determined that the removal of dwelling’s rear deck as proposed could not be counted since it had been built without a permit. Mr. Columbro added that the outbuilding was not historic and Mr. Bertland added that the building appeared to be a chicken coop of mid 20th-century date, or somewhat earlier, and could be classified as a non-contributing building since the Oldwick district period of significance ended with World War One. Mr. Columbro added for informational purposes that only a portion of the outbuildings square footage was needed to offset the proposed new construction and that the remainder was being “banked” by the owners for the possible construction of a new storage shed, which would be the subject of a future application to the commission.

Mrs. Clark made a motion to approve the application as submitted and Mrs. Moriarty seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Appl. No. 15-11 Charlie Chapin
Block 41, Lot 1
6 Joliet Street, Oldwick

Mrs. Clark recused herself from the hearing.

Paul Grefe appeared on behalf of the owner and was sworn in by Mr. Bertland. He explained that the application was to install a gable hood above the rear entrance to the house and to reorient the existing wooden steps, install new gutters on the hood and a ceiling light within the hood in place of an existing light to the left of the door (as depicted in the application material). When asked if the wooden rear storm door would be retained, Mr. Grefe responded in the positive. He explained that the reason for the proposed work was to provide some protection from winter weather at the rear entrance.

Mrs. Moriarty made a motion to approve the application as submitted. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mrs. Clark returned to the meeting at this time.

OTHER BUSINESS

Mr. Bertland reported that upon discussion with Andrea Tingey of the New Jersey Historic Preservation Office, the Tewksbury Historic Preservation Commission, as a certified local government would be eligible for a grant that could be used to update the physical description of the buildings in the districts to reflect current conditions. Mr. Bertland noted that updated descriptions can help the Commission document (in comparison to original nomination documentation) what historic features have been lost (such as doors, windows, porch posts) for some of the replacement work that does not require building permits (which is the trigger for Historic Commission review). The grant does not require a match and the grant application would be available in the fall. The Commission directed Mr. Bertland to investigate further and report back at the next meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m. by motion of Mrs. Clark and seconded by Ms. Melchiorre. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator