

**HISTORIC PRESERVATION COMMISSION
MINUTES
August 24, 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 Michael Scheier, Karen Moriarty, Janet Clark, Glenn Likus and Rosemary Hartten.

Absent were: Ruth Melchiorre, Alt. #1 and Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:32 p.m. and a quorum established.

OPEN PUBLIC MEETINGS 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

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

RESOLUTIONS

- **Resolution No. 2015-11** – Octavia Realty, LLC/Dewey, Block 39, Lot 19
16 Williams Street, Oldwick

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

RESOLUTION NO. 2015-11

**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. 15-09

On July 27, 2015, Christina Dewey, 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 installation of a wooden, white picket fence and the relocation of an existing board on board fence.

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 installation of the picket fence and the relocation of the existing board on board fence as submitted in the application of Octavia Realty, LLC and based on the testimony of Christina Dewey.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Moriarty and seconded by Mr. Likus to approve the application as submitted with the following conditions:
 - a. the wooden picket fence is to be as depicted on the drawing included in the application (wood with a gothic top to each picket).
 - b. the existing board on board privacy fence will be removed and relocated to the location as shown on the site plan.
 - 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 Mrs. Moriarty

Those Opposed: None

- **Resolution No. 2015-12** – Waggenpack, Block 38, Lot 10
10 King Street, Oldwick

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

RESOLUTION NO. 2015-12

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR BRIAN AND MELISSA WAGGENSPACK FOR THE PROPERTY REFERRED TO AS BLOCK 38, LOT 10, LOCATED AT 10 KING STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 15-10

On July 27, 2015, Ezio Columbro, Architect, 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. Brian and Melissa Waggenpack are the owners of the property located at 10 King 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 demolition of the existing chicken coop.

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 demolition of the existing chicken coop as submitted in the application of Brian and Melissa Waggenpack.
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 as submitted and in accordance with the testimony provided.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-13** – Chapin, Block 41, Lot 1
6 Joliet Street, Oldwick

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

RESOLUTION NO. 2015-13

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR CHARLIE CHAPIN FOR PROPERTY REFERRED TO AS
BLOCK 41, LOT 1,
LOCATED AT 6 JOLIET STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 15-11

On July 27, 2015, Paul Grefe, representing 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. Charlie Chapin is the owner of the property located at 6 Joliet Street, Oldwick, New Jersey
2. The subject property is located in the Oldwick Historic District.
3. The applicant applied for a certificate of appropriateness 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 install a ceiling light within the hood in place of an existing light to the left of the door.

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 of Charlie Chapin.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Moriarty and seconded by Mr. Likus to approve the application as submitted and in accordance with the testimony

provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

MINUTES

1. July 27, 2015

Mrs. Clark made a motion to approve the July 27, 2015 minutes with one (1) correction to page five (5), replacement should be replaced and page nine (9), investigation should be investigate. Mrs. Moriarty seconded the motion. All were in favor.

CLAIM

Mrs. Clark made a motion to approve the following claim. 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 and Mr. Likus

Those Opposed: None

➤ Dennis Bertland – Invoice dated August 13, 2015 #15-70-1.3 - \$250.00

CORRESPONDENCE

1. None

APPLICATION

Appl. No. 15-12 Lisa Macchi
Block 42, Lot 24
23 Joliet Street, Oldwick

Lisa and Al Macchi, applicants and owners, appeared and were sworn in by Mr. Bertland. Mrs. Macchi explained that she is a painter and has moved her studio to her detached garage/loft in Oldwick. The application is for the installation of ten skylights (five on each side of the garage roof) as depicted on the drawing included in the application. She testified that the skylights will provide natural light inside the studio space; the only natural light currently is through a gable window. Mrs. Macchi noted that the skylights would not be visible from the street as the building's gable-end faces in that direction. Mr. Macchi requested that the application be amended to include the installation of a heat pump on the rear of the building (he marked its location on the application site plan). Mr. Macchi explained that the small unit was necessary to provide the studio with heat. He

also added that the placement of the skylights was dictated by the roof rafters and tie beams. Mr. Bertland asked about the cupola depicted on the drawing of the garage submitted with the application. Mr. Macchi explained that the cupola had been approved in a previous application but was not part of the present application; the cupola appeared because they had "recycled" a drawing for the present application.

Mr. Scheier made a motion to approve the application for the skylights and heat pump as presented in the application, with the provision that while the cupola appeared on the project drawing it was not part of the current application or approval. 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 & Mr. Likus

Those Opposed: None

COMMISSION DISCUSSION ITEMS

Mr. Bertland noted that he would be going to Trenton in September and would discuss the grant application with Andrea Tingey.

Mrs. Hartten asked about the lights in the trees in front of the Tewksbury Inn and how the Commission feels about them being up year round. Mrs. Clark noted that the owner applied for approval to have the lights on the building year round but not the trees. Mr. Bertland wasn't aware if the ordinance addressed seasonal lights in the trees.

Mrs. Clark noted that she saw solar panels on a barn roof that resembled a metal roof. She agreed to find out the name of the product and forward the information to Shana Goodchild for review by the Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m. by motion of Mr. Scheier and seconded by Mrs. Clark. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator