

**Tewksbury Township Historic Preservation Commission
Meeting Minutes
April 25, 2011**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:32 pm in the Mountainville Meeting Hall by Commissioner Scheier. The members of the Commission present were Michael Scheier, Cyril Beveridge, Janet Clark, Rosemary Hartten, Karen Moriarty (arrived at 7:37), Mary Elizabeth Young and Ruth Melchiorre. Randy Benson, the Secretary, and Dennis Bertland, the Historic Consultant, were also in attendance. Based on the members present, a quorum was established.

OPEN PUBLIC MEETINGS ACT

Chairman Scheier 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.

Minutes

The minutes of February 28, 2011 were approved with corrections. On page 2 on the fifth line under application 11-02, the word construction should be changed to construct and on line nine the word state should be stated. On page 3 on the fourth line under public participation, removed the words and hose after the word asphalt. A motion was made by Commissioner Young seconded by Commissioner Beveridge to approve the minutes with the correction. The following Commissioners voted in favor of the motion: Commissioner Scheier, Commissioner Beveridge, Commissioner Clark, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre.

Correspondence

Claims

The following claims were submitted for payment:

Dennis Bertland Associates – Invoice #11-70-1.1 and invoice #11-70-1.2 for attendance at the 1/24/11 and 2/28/11 meetings and review of applications. \$360.00

On a motion by Commissioner Clark seconded by Commissioner Melchiorre, the claims were approved as submitted. The following Commissioners voted in favor of the motion: Commissioner Scheier, Commissioner Beveridge, Commissioner Clark, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre.

Resolution 2011-02 was tabled until after the applications were heard.

Applications

Application 11-03 Brian and Michelle Regan
Block 40, Lot 5 – 11 James Street, Oldwick

Michelle Regan was present and sworn in. Mrs. Regan stated that she and her husband had recently purchase the home and would like to expand it and do some renovations on the existing house. The plan they were proposing was preliminary and they would be coming in with a final plan once the details were determined. The applicant also would like to remove the existing one car garage on the west side of the house. The garage is currently in a state of disrepair and is very close to the side lot line. It was not built with the original house. Mrs. Regan said the original house was built in 1809. The plan the Regan's have is to renovate the front of the house and add a rear addition. The applicant presented the preliminary architectural plans by John Beattie. Mrs. Regan said they will use the same materials and have the same design treatment as the existing house. Dennis Bertland state he believed it was proper to remove the garage and the addition is in scale with the house. Mrs. Regan said they had found some of the original shutter to the house and had brought a sample. She said their intentions were to reuse the shutters and make new ones to match to use for all of the windows. Commissioner Clark noted there was a second floor window frame on the west elevation. Dennis Bertland said they should put on a set of closed shutters there to give the appearance of a window. Commissioner Beveridge said the window frame is not on the plan. Commissioner Clark asked Dennis Bertland about the roofline of the addition. Dennis Bertland said the rooflines were proper to show the hierarchy of the house. Commissioner Scheier said the plan showed that Azak would be used and the Commission would prefer real wood. Mrs. Reagan said she had no problem with using real wood. A motion was made by Commissioner Beveridge seconded by Commissioner Young to approve the application in concept. All seven of the Commissioners present voted in favor of the application in concept.

Application 11-04 Andrew & Aphrodite Baptiste
Block 39, Lot 25 – 42 Old Turnpike Road, Oldwick

Konrad Dennis was present and sworn in. Mr. Dennis is the contractor for the owners and is currently remodeling the kitchen in the house. The property owners had previously received an approval for an addition to the house but later found out they needed a variance and decided not to pursue it. They have since decided to remodel the kitchen and dining area of the house. The application is to relocate the door on the east side of the house. The door will be relocated to the south end of the east wall as per the elevation drawing provided. The roof over the door will be a peaked roof with brackets and moldings to match the front door. The Commission discussed the proposal and felt the doorway should be scaled because it is a secondary doorway and if it duplicated the front door it would give the appearance of two front doors on the house. The molding should be simple and the roof should be a shed roof because it is a secondary door. The new door would have nine lites and mutton bars. The applicant asked what the Commission would prefer for the mutton bar size. The Commission said they would prefer small mutton bars. A motion was made by Commissioner Beveridge seconded by Commissioner Scheier to approve the application with the following conditions:

1. The molding for the doorway will be simple 3 ½ inch molding.
2. The roof will be a shed roof with standing seam metal.
3. The muttons on the windows will be small.

All seven of the Commission members present voted in favor of the motion.

Application 11-05 Maylen Pierce & Andrew Popp
Block 41, Lot 2 – 17 Williams Street, Oldwick

Maylen Pirece was present and sworn in. Ms. Pierce was proposing to install a fence on her property in the rear yard behind the house. The fence would be a two rail split rail fence with open mesh attached to the fence. The new fence will come out the side of the house with a gate and then follow the property line in the rear yard until it comes back to the garage. It will then go from the garage back to the house and have a gate. A motion was made by Commissioner Clark seconded by Commissioner Beveridge to approve the application as submitted. All seven of the Commissioners present voted in favor of the application.

Application 11-06 John, Rebecca and Peter Melick
Block 44, Lot 17 – 17 Old Turnpike Road

John Melick, the applicant and one of the property owners, was present and sworn in. Mr. Melick is proposing to replace the roof on the house on the property. The new roof will be architectural shingles and weathered slate in color. The current roof is slate. The valleys will be metal powdered coated to give a copper appearance. The Commission discussed the color of the metal and stated the copper color and said the copper color will look too orange. The Commission recommended brown or some other dark color that will blend with the roof. Mr. Melick said he was willing to use an alternative color following the Commission's recommendations. A motion was made by Commissioner Beveridge seconded by Commissioner Young to approve the application with the condition the metal valleys will be a brown or gray color. Seven of the Commission members present voted in favor of the motion.

Miscellaneous

The Commission reviewed the revised architectural plans for Thomas and Kristen Blauvelt. The Commission approved of the changes to the plan with the exception of the valleys on the roof. The Commission believed the valleys should be metal that is a gray or brown in color. A motion was made by Commissioner Beveridge seconded by Commissioner Moriarty to approve the plans with the condition the roof valleys will be metal that are brown or gray in color. Six of the Commissioners present voted in favor of the revised plan with the condition. Commissioner Clark abstained.

Resolutions

The Commission considered Resolution 2011-02 for Thomas and Kristen Blauvelt. A motion was made by Commissioner Beveridge seconded by Commissioner Moriarty to approve the resolution as submitted with a correction. Under Resolution item 1d change "fist" to "first". The six Commissioners eligible, Commissioner Scheier, Commissioner Beveridge, Commissioner Moriarty, Commissioner Hartten, Commissioner Young and

Commissioner Melchiorre voted in favor of the resolution with the correction.
Commissioner Clark abstained.

Public Participation

Adjournment

There being no further business to come before the Commission, a motion was made by Commissioner Beveridge and seconded by Commissioner Clark 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 8:36 pm.

Respectfully submitted
Randall Benson
Secretary, Historic Preservation Commission