

Tewksbury Township Historic Preservation Commission
Meeting Minutes
August 27, 2012

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:35 pm in the Mountainville Meeting Hall by Commissioner Scheier. The members of the Commission present were Michael Scheier, Janet Clark (arrived 7:45), Rosemary Hartten, 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

Commissioner 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 June 25, 2012 were approved by motion of Commissioner Scheier seconded by Commissioner Melchiorre to approve the minutes as submitted. The motion carried by the following roll call: Commissioner Scheier, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre.

The minutes of August 8, 2012 were approved by a motion of Commissioner Young seconded by Commissioner Hartten. The motion carried by the following roll call: Commissioner Scheier, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre.

Claims

There were no new claims.

Resolutions

The Commission considered Resolution 2012-08 for Frederick Root. A motion was made by Commissioner Young seconded by Commissioner Melchiorre to approve the resolution as submitted. The motion carried by the following roll call: Commissioner Scheier, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre

The Commission considered Resolution 2012-09 for Raymond Dujack. A motion was made by Commissioner Young seconded by Commissioner Melchiorre to approve the resolution as submitted. The motion carried by the following roll call: Commissioner Scheier, Commissioner Hartten Commissioner Young and Commissioner Melchiorre.

Applications

Application 12-09 Wright's Oldwick L.L.C.
Block 44, Lot 4 – 53 Main Street, Oldwick

Fred Root was present and sworn in. Mr. Root was seeking approval for a sign on the building owned by Wright's Oldwick LLC. Mr. Root is a tenant in the building and is proposing a sign on the front of the building on an existing bracket. The new sign will be 30 inches by 20 inches. The sign will be wooden and hand carved and will be shaped as per the submitted design with the application. Mr. Root stated the sign will be on the inner vacant bracket on the front of the building. Mr. Root also stated the sign would be painted apple green with gold paint for the lettering. Commissioner Scheier reminded Mr. Root that a picture of the sign, once it is installed, should be submitted to the Commission. A motion was made by Commissioner Young seconded by Commissioner Hartten to approve the application as submitted. Of the four Commissioners present, Commissioner Scheier, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre voted in favor of the application.

Application 12-10 John and Stacy Melick
Block 23, Lot 42.01 – 20 Church Street, Oldwick

John Melick, the applicant and property owner was present and sworn in. Edward O'Brien, the architect for the applicant, was also present. Mr. Melick is proposing to construct a new single family home on a vacant lot. The lot was created in the early nineties but was never developed. Mr. Melick purchased the property last year. It is next to his property where his existing home is. The vacant lot is almost three times larger than his current lot which will give more room for improvements. Mr. Melick said he has a growing family and needs more room than his three bedroom house. Mr. O'Brien stated the current home Mr. Melick owns is not conducive to an addition because it is an older home that is broken up with smaller rooms and would be expensive to reconstruct it into a larger home. The proposed new home is larger with a more open layout for a larger family. The new home is approximately 3900 square feet. Mr. Melick said the proposed house has an attached garage which is not common for the village lots in Oldwick. If he was to put a detached garage in the rear yard he would use a lot of impervious coverage and in the Village Residential District the allowable coverage is 15%. Dennis Bertland stated keeping the garage doors sideways is better than them facing the road. Mr. O'Brien also said the proposed house will be Hardiplank with board and batten on the garage and the windows will be double hung. Commissioner Scheier asked if all of the roof pitches were the same. Mr. O'Brien stated most of the roof on the house will be a 9 on 12 pitch except the garage portion will be about a 12 on 12 pitch. The Commission discussed the proposed house and decided they would approve the design and recommend the Land Use Board approve a setback variance, if required, because the proposed location of the house is in keeping with the village atmosphere where most homes are relatively close to the road. A motion was made by Commissioner Scheier seconded by Commissioner Clark to approve the application in concept as submitted. Of the five Commissioners present, Commissioner Scheier, Commissioner

Clark, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre voted in favor of the application.

Correspondence

Miscellaneous

The Commission discussed the design standards in the historic districts. Secretary Benson informed the Commission the State Historic Preservation Office will be offering grants to Commissions with no matching funds required. The grant applications should be available after the end of August. The applications will have to be submitted by January and the approval will be done next year. The least amount that can be applied for is \$9000.00 and the most is \$25,000.00. The Commission discussed proposed projects they could do. The Commission requested the Secretary get the grant application information when it becomes available.

Adjournment

There being no further business to come before the Commission, a motion was made by Commissioner Clark and seconded by Commissioner Melchiorre 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 8:20 pm.

Respectfully submitted
Randall Benson
Secretary, Historic Preservation Commission