

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
December 28, 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, Janet Clark and Karen Moriarty.

Absent were: Glenn Likus, Rosemary Hartten, 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.

**RESOLUTIONS**

- **Resolution No. 2015-17**– Zion Lutheran Church, Block 42, Lot 1  
18 Miller Avenue, Oldwick  
*Eligible to vote: Mr. Likus, Mrs. Clark, Mrs. Hartten and Mr. Ulrich*

The resolution was tabled as only one (1) member present was eligible to vote.

**MINUTES**

1. November 23, 2015

The minutes were tabled as only one (1) member present was eligible to vote.

**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:

- Dennis Bertland – Invoice dated September 23, 2015 #15-70-1.4 - \$300.00

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Moriarty and Mr. Scheier

Those Opposed: None

- Dennis Bertland – Invoice dated December 14, 2015 #15-70-1.5 - \$600.00

**CORRESPONDENCE**

1. A letter dated December 1, 2015 from Gregory Meese to Shana Goodchild re: Cellco Partnership d/b/a Verizon Wireless and Global Tower Assets, LLC, 19 King Street, Block 44, Lot 26.

**APPLICATION**

Appl. No. 15-16      Tewksbury Inn  
Block 44, Lot 2  
55 Old Turnpike Road, Oldwick

Mark Marrazza, applicant and owner, appeared and was sworn in by Mr. Bertland. Mr. Marrazza explained that the application was for the installation of a permanent canvas awning with painted metal supporting frame on the south-side, “lower” patio of the Tewksbury Inn, to replace several umbrella tables and to allow the patio to be used in rainy weather. The awning is to be forest green to match the existing umbrellas. Mr. Marrazza added that he was considering installing wooden support posts for the awning to match the building’s existing porch posts. Mr. Bertland stated that the small plain metal posts were a more appropriate option as they are in line with the Historic Preservation Commission’s design standards; adding wooden posts to the non-historic awning would create a “false sense” of history. He added that painting the metal frame black, instead of white as shown on the application drawing, would lessen its visual impact. He concluded by saying that the location of the awning on the side of the building also minimizes its visual impact.

Mrs. Moriarty made a motion to approve the application for the awning as presented with the condition that the metal frame be painted black. Mr. Scheier seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Moriarty and Mr. Scheier

Those Opposed: None

**PUBLIC PARTICIPATION**

Joseph Marquardt, owner of property at 46 Old Turnpike Road, Oldwick, asked the Commission for advice concerning the installation of two (2) air conditioning condensers. He presented a site plan indicating a possible location facing the street on the west side of the deck/ south side of the building and suggested that they could be screened with shrubs, possibly boxwoods. Mr. Scheier expressed concern with the visual impacts of the units at that location. Discussion followed regarding other possible locations, particularly the south side of the deck, currently partially screened by large shrubs near the Southwest

corner of the lot. The Commission members suggested that Mr. Marquardt measure the distance between the south side of the deck and the south property line to determine if there was sufficient room to place the units (adhering to setback requirements). If so, they suggested that he present an application to the Commission at a future meeting.

Paul Steck, owner of property at 3 Church Street, Oldwick, asked the Commission to consider modifications to renovations to the outbuilding at that location previously approved by the Commission (Appl. No. 15-07). The Commission agreed to consider the proposal, Mr. Steck was sworn in and proceeded to explain the modification request, presenting a measured drawing which showed the building's four elevations. He explained that the proposed floor plan on the second floor necessitated the relocation of the windows from the regular pattern previously approved to a more irregular pattern. Commission members asked if the irregularity could be lessened and the applicant agreed that it could be done. Commission members also noted that the drawing included other details not previously approved: stone facing on the front of the garage and around the entire foundation and the clipped ends of the pent roof above the garage door. Mr. Bertland cautioned the Commission on the number of changes being shown without a formal application. The applicant explained that a decision on the windows was important due to the project schedule (so work could proceed). Mr. Scheier offered the suggestion that the foundation be minimized by bringing the new siding down at the shortest corner to approximately 8 inches from the ground, run a line from there around the building to serve as the siding bottom edge. The exposed existing concrete block foundation could be faced with stucco (a less visually intrusive option to stone or brick veneer). Mrs. Steck explained that she wanted to be able to file the permit because Shana Goodchild will make them return to the Commission which means they will have to wait another month. Mr. Bertland noted that the only change the Commission can consider is the change to the window placement. The Commission members agreed that they could consider the modification to the windows but the applicant would need to return next month with the other modifications if they choose to modify the original approval. Mrs. Clark made a motion to amend the previously approved application (Appl. No. 15-07) to allow a reduction and realignment of the windows on the buildings west, south and east elevations as shown on the drawing provided by the property owner at the meeting. Mrs. Moriarty seconded the motion with the condition that the vertical alignment of those first and second story windows whose alignment was only off by a few inches be made as regular as possible and that the amended drawings delete any other modifications that were not previously approved (stone veneer and clips-ends on the gable hood). The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Moriarty and Mr. Scheier

Those Opposed: None

Mr. Scheier explained that the applicant would need to return to show details of the foundation and the corrected front elevation. Mrs. Steck agreed to return next month with the amended drawings.

Mark Marrazza, came forward to explain to the Commission that he was under contract to acquire property at 51 Old Turnpike Road, Oldwick, and to inform them of certain improvement he was considering specifically new parking, shifting property lines, the possible removal of a small deteriorated outbuilding, and the possible construction of a new outbuilding with a garage and second floor apartment. The Commission noted that they would need to see an application for demolition if the small red barn is proposed to be removed. When asked if he could construct a new barn, the Commission noted that he would need to check with zoning and any new construction would come before the Commission and would have to respect the character of the district.

### **COMMISSION DISCUSSION ITEMS**

- CLG Grant Application with the State HPO

Mr. Bertland distributed copies of the final draft of the CLG grant application to the Commission for its consideration and review. He proceeded to explain the application and the next steps (township committee resolution of support and January 15<sup>th</sup> submission date) and that minor tweaks might be necessary to the application. The grant request is for \$20,400 to cover an intensive-level survey for the township's three (3) local historic districts that are all listed on the NJ and National Registers (Oldwick, Pottersville and Mountainville). Mrs. Clark moved to approve the submission of the grant application as presented with such minor alterations as may be necessary. Mrs. Moriarty seconded the motion. The motion carried by the following roll call vote:

#### Roll Call Vote:

Those in Favor: Mr. Scheier, Mrs. Clark and Mrs. Moriarty

Those Opposed: None

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:50 p.m. by motion of Mr. Scheier and seconded by Mrs. Moriarty. All were in favor.

Respectfully submitted,

Shana L. Goodchild  
Land Use Administrator