

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
February 22, 2016**

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, Karen Moriarty and Rosemary Hartten.

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

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:41 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 January 28, 2016.

**PLEDGE OF ALLEGIANCE**

Those present stood and pledged allegiance to the American flag.

**REORGANIZATION**

**Nomination of Officers**

**Chairman**

Mr. Dennis Bertland opened the meeting for nominations for Chairman for 2016. Mrs. Clark made a motion, seconded by Mrs. Moriarty to nominate Mr. Scheier as Chairman. All members present cast a unanimous vote electing Mr. Scheier as the 2016 Historic Preservation Commission Chairman.

**Vice Chairman**

Mr. Dennis Bertland opened the meeting for nominations for Vice Chairman for 2016. Mrs. Clark made a motion, seconded by Mr. Scheier to nominate Mrs. Moriarty as Vice Chairman. All members present cast a unanimous vote electing Mrs. Moriarty as Vice Chairman for 2016.

**Appointments**

**Secretary**

Mrs. Clark made a motion to appoint Shana Goodchild as the Commission Secretary. Mrs. Moriarty seconded the motion. All members present cast a unanimous vote appointing Ms. Goodchild as Secretary for 2016.

**Historic Preservation Consultant**

A motion was made by Mrs. Clark to appoint Dennis Bertland as the Historic Preservation Commission Consultant for 2016. Mrs. Moriarty seconded the motion. All members present cast a unanimous vote appointing Mr. Bertland as Consultant for 2016.

**Official Meeting Dates**

Resolution No. 2016-01

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

**HISTORIC PRESERVATION COMMISSION  
RESOLUTION NO. 16-01**

WHEREAS, the Open Public Meetings Act, Chapter 231, P.L. 1975, requires that certain notices of meetings be submitted to the press and other interested parties.

NOW, THEREFORE BE IT RESOLVED by the Historic Preservation Commission of the Township of Tewksbury, County of Hunterdon, State of New Jersey as follows:

1. The Schedule of Regular Meetings of the Tewksbury Township Historic Preservation Commission for 2016 is hereby approved.
2. The Commission Secretary is designated as the person responsible for the following list of regular meetings and those other than regular meetings, to those persons and newspapers that request same:

	July 25
February 22	August 22
March 28	September 26
April 25	October 24
May 23	November 28
June 27	December 26

3. The Commission Secretary is also designated the person responsible for posting the list of regular meetings and notices of any other meetings of the Historic Preservation Commission on the bulletin board in the Municipal Building and filing same with the Municipal Clerk.

4. The Hunterdon Review and the Hunterdon County Democrat are hereby designated to receive all notices of meetings as required under this Act, as it is determined that these are newspapers that would fulfill the requirements of the Act.
5. Requests for notice made by interested persons and the news media shall be granted without cost.
6. This resolution shall take effect immediately upon passage.

Roll Call Vote:

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

Those Opposed: None

### **PUBLIC PARTICIPATION**

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

### **MINUTES**

- November 23, 2015 (tabled from December)

Mrs. Clark made a motion to approve the November 23, 2015 minutes as submitted. Mrs. Moriarty seconded the motion. All were in favor.

- December 28, 2015

Mrs. Clark made a motion to approve the December 28, 2015 minutes as submitted. Mrs. Moriarty seconded the motion. All were in favor.

### **CLAIM**

- Dennis Bertland – Invoice dated January 16, 2016 #16-70-1.1 - \$1,000.00

Mrs. Clark made a motion to approve the above referenced claim. Mr. Scheier seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

### **Correspondence - None**

### **Resolution**

- **Resolution No. 2015-17**– Zion Lutheran Church, Block 42, Lot 1  
18 Miller Avenue, Oldwick (tabled from December)

*Eligible to vote: Mr. Likus, Mrs. Clark, Mrs. Hartten and Mr. Ulrich*

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

**RESOLUTION NO. 2015-17**

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR THE ZION LUTHERAN CHURCH FOR PROPERTY REFERRED TO AS BLOCK 42, LOT 1, LOCATED AT 18 MILLER AVENUE, OLDWICK, NEW JERSEY**

**APPLICATION NO. 15-15**

On November 23, 2015, Harold Wrede, representative of the Zion Lutheran Church, 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. Zion Lutheran Church is the owner of the property located at 18 Miller Avenue, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness to construct a low retaining wall of concrete block and blue stone cap on the north side of the church education building. The graded area would be planted with grass on the east side of the building and shrubs on the north side of the building.

**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 the Zion Lutheran Church and described in the minutes of the November 23, 2015 meeting.
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 with the following condition:

- a. photographs of the completed project should be submitted to the Historic Preservation Commission Secretary

Roll Call Vote:

Those in Favor: Mrs. Clark and Mrs. Hartten

Those Opposed: None

- **Resolution No. 2016-02** – Tewksbury Inn, Block 44, Lot 2, 55 Old Turnpike Road, Oldwick  
*Eligible to vote: Mr. Scheier, Mrs. Clark and Mrs. Moriarty*

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. 2016-02**

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR MARK MARRAZZA/TEWKSBURY INN FOR THE PROPERTY REFERRED TO AS BLOCK 44, LOT 2, LOCATED AT 55 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

**APPLICATION NO. 15-16**

On December 28, 2015, Mark Marrazza, 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. Marrazza Realty, LLC is the owner of the property located at 55 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 installation of a canvas awning (approximately 30 feet long x 13 feet wide) on the lower part of the existing outside patio.

**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 canvas awning as submitted in

the application of Mark Marrazzo/Tewksbury Inn.

4. 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. Scheier to approve the application with the following conditions:
  - a. The metal support frame to be painted black.

Roll Call Vote:

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

Those Opposed: None

**Application**

Appl. 16-01 Joseph Marquardt and Lauren Fortier – Block 39, Lot 27  
46 Old Turnpike Road, Oldwick

Joseph Marquardt owner of property at 46 Old Turnpike Road, Oldwick, appeared and was sworn in by Mr. Bertland. As requested by the Commission at its last meeting. Mr. Marquardt measured the distance between the south side of the deck and the south property line and determined that there was insufficient room to place the air conditioning unit there to meet the required setbacks. Mr. Marquardt requested that the Commission approve placing the AC unit to the rear of the building adjoining the deck as depicted on the drawing he submitted; the proposed location is not visible from the street. Mr. Marquardt noted that he spoke to the Commission informally a few months ago regarding a deck over the existing one (1) story addition. He requested permission to install a parapet, as depicted on the drawing submitted to the Commission, instead of a railing as previously approved for the rear roof deck. When asked why he was not building the deck that was previously approved, Mr. Marquardt noted that Land Use would not sign off on the project because it is an expansion of a non-conforming use. Mr. Bertland noted that there was historical precedent in the district for such parapets screening the roofs of appendages. When asked by Mrs. Moriarty the type of door that will be used to gain access to the balcony area, Mr. Marquardt noted that it is a single french door that will match the simulated divided light windows installed. Mrs. Clark moved to approve the placement of the a/c condensers on the north side of the side deck (alternate location as shown on the drawings submitted) and the substitution of a parapet in place of a railing on three (3) sides of the second floor balcony as depicted on the submitted drawing. 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

Those Opposed: None

Mr. Bertland reminded Mr. Marquardt to submit photos of the project for the file.

Appl. 15-07 Paul and Jill Steck – Block 39, Lot 2  
(revised) 3 Church Street, Oldwick

Paul and Paul Steck, owners of property at 3 Church Street, Oldwick, appeared and were sworn in by Mr. Bertland. He presented revised drawings that addressed the Commission and Zoning Officer's concerns about the deviation of previous submitted drawings from the work scope previously approved by the Commission. Mr. Steck explained that the stone façade has been changed to stucco and various other changes from the original approval. After a lengthy discussion, Mrs. Clark made a motion to accept the revised drawing with the provision that the following notes be added to the drawing: (1) the building is to be sheathed with vertical board-and-batten siding, wood or equivalent composite material; (2) triple multi-pane window with multi-pane transoms to be installed on the buildings rear elevation as depicted on the submitted drawing, instead of the two smaller windows previously proposed for that location; (3) the door in the vehicular entry will be of wood or composite wood material and will be detailed to resembled two hinged barn doors with central meeting stile; also the individual panes of the inset window will arranged with longer sides vertical, as opposed to shorter sides vertical as decided on the drawing, even if this results in one row of glass panes instead of two; and (4) the windows trim is to be detailed with a pitched, slightly projecting sill, instead of a continuation of the trim of the other three sides across the bottom of the windows. 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

Those Opposed: None

**NEW BUSINESS**

Mrs. Clark brought to the Commission's attention that a resolution had been introduced at a recent Township Committee meeting to demolish the barn at the Christy-Hoffman Farm, but had been tabled. She noted that the barn was on the list of buildings proposed for preservation in the Tewksbury Township Master Plan. After general discussion, it was agreed that Mr. Scheier should request a meeting of a Township Committee representative and/or the Township Administrator with members of the Commission at the Christy-Hoffman barn so that the Commission could observe its condition and understand why its demolition was proposed.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:45 p.m. by motion of Mr. Scheier and seconded by Mrs. Clark. All were in favor.

Respectfully submitted,

Shana L. Goodchild  
Land Use Administrator