

**HISTORIC PRESERVATION COMMISSION
MINUTES
March 24, 2014**

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 Chairman Michael Scheier, Vice Chairman Karen Moriarty, Glenn Likus, Rosemary Hartten and Ruth Melchiorre, Alt. #1

Absent were Jan Clark and Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:40 p.m. and a quorum established.

OPEN PUBLIC METINGS 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 21, 2014.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

REORGANIZATION

Appointments

Secretary (tabled from 2/24/14)

Mr. Likus made a motion to appoint Shana Goodchild as the Historic Preservation Commission Secretary. Mrs. Moriarty seconded the motion. All were in favor.

RESOLUTIONS

- **Resolution No. 2014-02**– Hassett, Block 42, Lot 14
14 Old Turnpike Road, Oldwick
Eligible to vote: Mr. Scheier, Mrs. Moriarty, Mrs. Hartten, Mrs. Melchiorre and Mrs. Clark

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

RESOLUTION NO. 2014-02

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION
FOR TOM AND KRISTEN HASSETT FOR THE PROPERTY REFERRED TO AS
BLOCK 42, LOT 14,
LOCATED AT 14 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 14-01

On February 24, 2014, Kristen Hassett, the applicant and the property owner and Cliff Waller, the electrician for the property owners, 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. Tom and Kristen Hassett are the owners of the property located at 42 Old Turnpike Road Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness so as to permit the following:
 - a. Installation of a 14 kW generator (on a 2' x 4' pad) adjacent to the existing pool equipment.

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 submitted in the application of Tom and Kristen Hassett with one (1) condition:
 - A. Photographs of the project shall be submitted to the Historic Preservation Commission to ensure the project was built as approved.
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. Melchiorre to approve the application.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2014-03** – Shantz, Block 41, Lot 3
29 William Street, Oldwick
Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre and Mrs. Moriarty

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

RESOLUTION NO. 2014-03

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION
FOR MARGARET SHANTZ FOR THE PROPERTY REFERRED TO AS BLOCK 41,
LOT 3,
LOCATED AT 19 WILLIAM STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 14-02

On February 24, 2013, the application of Margaret Shantz, was reviewed by 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. Margaret Shantz is the owner of the property located at 19 William 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 permit the removal of the existing asphalt shingles on the front portion of the house and replace them with Lifetime GAF Timberline shingles to match those used on the roof of the addition approved in 2012 and the roof of the garage was replaced in 2013. The work will also include the re-flashing of two (2) chimneys, placement of gutters and pipe flanges.

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 Margaret Shantz.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs.

Melchiorre and seconded by Mrs. Clark to approve the application as submitted with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

MINUTES

➤ February 24, 2014

Mrs. Moriarty made a motion to approve the February 24, 2014 minutes as submitted. Mrs. Hartten seconded the motion. All were in favor. Mr. Likus abstained.

CLAIM

➤ Dennis Bertland – Invoice dated March 15, 2014 #14-70-1.2 - \$300.00

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

Roll Call Vote:

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

Those Opposed: None

CORRESPONDENCE

1. None

APPLICATIONS

Appl. #14-03 Katarina Olsen for the Oldwick Public Library
Block 44, Lot 11
31 Old Turnpike Road, Oldwick

Katerina Olsen was present on behalf of the Tewksbury Township Public Library for the installation of a handicapped ramp; she was sworn in by Mr. Bertland. She explained that no ramp was required. Tewksbury Township Public Library representative Pat Riccardi appeared and was sworn by Mr. Bertland and explained that the project would not change the drainage and the leader discharge will continue to run south and east to the parking lot. Ms. Olsen agreed to include the short side walk connecting the proposed patio (see Application No. 14-04) in her scope of work and coordinate construction with that of the patio.

M. Scheier made a motion to approve the application and Mr. Likus seconded the motion with the conditions that the new 42-inch wide concrete sidewalk be tinted to match the color of the

existing concrete sidewalk in the front of the building and, the concrete will be tooled to resemble 42 inch-square blocks. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Appl. #14-04 William Donoghue for the Oldwick Public Library
Block 44, Lot 11
31 Old Turnpike Road, Oldwick

William Donoghue was present on behalf of the Tewksbury Township Public Library for the installation of a patio; he was sworn on by Mr. Bertland. He stated that the proposed site of the patio was level or nearly level, and any necessary "retaining wall" would be constructed of dry laid fieldstone. Mr. Donoghue agreed that the short side walk connecting the proposed patio to the main sidewalk was not part of his scope of work (see Application No. 14-03) and agreed to coordinate construction with that of the sidewalk

Mrs. Melchiorre made a motion to approve the application, seconded by Mrs. Hartten with the condition that the dry laid fieldstone would be used for any necessary retaining wall and the flagstone would be laid in pea gravel. The motion carried by the following roll call vote:

Roll Call Vote:

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

Tewksbury resident George Cassa spoke regarding the proposed cell tower at 19 King Street and specifically asked in the commission planned to offer comments and/or testimony at the May 6, 2014 Land Use Board meeting. The Commission directed Dennis Bertland to inquire if a formal application for the cell tower would be required to be submitted to the Commission. Upon that determination, the Commission would decide how to proceed with the May 6, 2014 hearing.

There being no other comments or questions, Mr. Scheier closed the public participation portion of the meeting.

OTHER BUSINESS

Mr. Bertland provided the Historic Preservation Commission members with a copy of his letter to the Land Use Board regarding the cell tower project that they directed him to prepare.

Mrs. Melchiorre reported that she observed a house within the Oldwick Historic District having its roof replaced. She described the house as located on Route 517 just north of the Melick house. The Commission asked that Ms. Goodchild check on the project.

ADJOURNMENT

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

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator