

**HISTORIC PRESERVATION COMMISSION
MINUTES
June 23, 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, Janet Clark, 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 7:33 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.

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 comments, the public participation portion of the meeting was closed.

RESOLUTION

- **Resolution No. 2014-08** – Lawrence O’Shaughnessy, Block 44, Lot 9
39 Main Street, Oldwick
Eligible to vote: Mrs. Moriarty, Mrs. Hartten, Mrs. Melchiorre and Mr. Likus

A motion was made by Mrs. Moriarty and seconded by Mr. Likus to approve the following resolution. The motion carried by the following roll call vote:

RESOLUTION NO. 2014-08

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR LAWRENCE O’SHAUGHNESSY FOR THE PROPERTY
REFERRED TO AS BLOCK 44, LOT 9,
LOCATED AT 39 MAIN STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 14-07

On May 19, 2014, Lawrence O'Shaughnessy, applicant, 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. Janet Perini is the owner of the property located at 39 Main Street, 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 following:
 - A sign - 36 inch x 24 inch x 2 inch double sided, v-groove routed painted and printed HDU w/recessed copy and inset border. Metallic gold painted letters and outlines, full color direct digitally printed BKGD, UV clear coat for added protection.

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 Lawrence O'Shaughnessy.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mr. Likus and seconded by Mrs. Melchiorre to approve the application with the following conditions:
 - a. the choice of materials is dictated in this case by the applicant's desire to replicate the texture of leather
 - b. the finish is to be "egg shell" to minimize reflective glare
 - c. if the applicant finds that the "mock-up" is unsatisfactory, the sign will be executed in wood
 - d. a photo of the finished sign be submitted for the file.

Roll Call Vote:

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

Those Opposed: None

MINUTES

- 1. May 19, 2014

Mrs. Clark made a motion to approve the May 19, 2014 minutes as submitted. Mrs. Moriarty seconded the motion. All were in favor.

CLAIM

- Dennis Bertland – Invoice dated June 10, 2014 #14-70-1.5 - \$300.00

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

Roll Call Vote:

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

Those Opposed: None

CORRESPONDENCE

- 1. None

APPLICATIONS

Appl. #14-09 Sharon Sutton
Block 39, Lot 7
19 Church Street, Oldwick

Sharon Sutton, applicant, appeared and despite the missed deadline, the Commission agreed to consider her application due to her time sensitive work schedule and the simple nature of the project. The applicant was sworn in and explained that the project was to install a replacement roof on her house at 19 Church Street. A portion of the roof retains slate that was in poor condition, and remainder was covered with asphalt shingle. The applicant proposes to replace the entire roof with asphalt shingle and presented samples for the Commission's inspection. She stated that decorative bargeboards at the roof eaves would be preserved, the gutters retained and fallen downspouts reinstalled.

Mrs. Clark made a motion to approve the application as presented, Mrs. Moriarty seconded the motion with the condition that the replacement roofing be slate-colored architectural shingles. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Appl. #14-08

Andrew and Kathryn Platt
Block 23, Lot 26.03
32 Church Street, Oldwick

Property owners and applicants Andrew and Kathryn Platt, and their architect Peter D. Dunn, appeared and were sworn in. The applicants explained that the project was to build a new house, garage and barn on a large vacant lot at 32 Church Street. The new buildings are to be clustered towards the back of the lot and partially screened by an existing tree row leaving the field at the front of the property open; access is to be by an existing township driveway (driveway that leads to the spray irrigation fields) to the east of the property. The house will sit low to the ground with pitched roofs, wrap-around porch, simple detailing, earth-color palette designed to evoke (but not copy) a late 19th-century Shingle style country house and blend into the landscape. The barn will be of post and beam construction with a bank cellar. The garage will be detailed like the house and attached to it by a covered walk. The house will have an asphalt shingle roof; the barn, garage, and house dormer will have standing seam metal roofing. The garage roof will have solar panels fit roof seams and conforming to the roof slope.

Mrs. Clark made a motion to approve the application as presented and in accordance with the plans prepared by Peter D. Dorne Architect, A.I.A. dated 2/1/14 revised through 5/22/14. Mrs. Melchiorre seconded the motion with the condition that the solar panels be fit within the seams of the garage roof. The Commission asked the applicant to return if there are any changes proposed. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. Bertland reported on his research regarding programs for funding, specifically Norwescap, to help with repairs to a home that's fallen into disrepair in Oldwick. Unfortunately, his research revealed that the funding would not be available for this type of rehabilitation and he was not aware of any other programs.

Mrs. Melchiorre noted that she took the walking tour through Mountainville on June 22, 2014 and the Mountainville Hotel is in terrible disrepair; parts of the siding are falling off and the porch is starting to deteriorate.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:25 p.m. by motion of Mrs. Clark and seconded by Mrs. Hartten. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator