

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
June 24, 2013**

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 Jan Clark, Rosemary Hartten, Glenn Likus and Ruth Melchiorre, Alt. #2.

Absent were Michael Scheier, Chairman, Karen Moriarty and Herbert Ulrich, Alt. #1.

The meeting was called to order at 7:35 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 5, 2013.

**PLEDGE OF ALLEGIANCE**

Those present stood and pledged allegiance to the American flag.

**MINUTES**

➤ April 22, 2013

Mrs. Hartten made a motion to approve the April 22, 2013 minutes. Mrs. Melchiorre seconded the motion. All were in favor.

➤ May 31, 2013

Mrs. Hartten made a motion to approve the May 31, 2013 minutes. Mrs. Melchiorre seconded the motion. All were in favor. Mr. Likus abstained.

**CLAIMS**

The following claims was reviewed and approved by motion of Mrs. Hartten and seconded by Mr. Likus:

- Dennis Bertland – Invoice dated April 12, 2013 #13-70-1.4 - \$250.00
- Dennis Bertland – Invoice dated June 5, 2013 #13-70-1.5 - \$250.00

Roll Call Vote:

Ayes: Mrs. Hartten, Mrs. Clark, Ms. Melchiorre and Mr. Likus

Nays: None

**CORRESPONDENCE**

1. A copy of a letter dated June 10, 2013 to Cellco Partnership d/b/a Verizon re: Wireless Communication Facility, 19 King Street, Block 44, Lot 26.
2. Informational Notice of Section 106 Filings dated May 9, 2013 from Federal Communications Commission re: Global Tower Partners, LLC, 19 King Street, Block 44, Lot 26.
3. Informational Notice of Section 106 Filings dated May 29, 2013 from Federal Communications Commission re: Global Tower Partners, LLC, 19 King Street, Block 44, Lot 26.
4. Cultural Resource Overview dated January 17, 2013 from CHRIS, Inc. re: Global Towers Partners, LLC, 19 King Street, Block 44, Lot 26.

**PUBLIC PARTICIPATION**

There was no public participation.

**RESOLUTION**

- **Resolution No. 2013-08** – John C. Apgar, Block 40, Lot 4  
9 James Street, Oldwick

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

**RESOLUTION NO. 2013-08**

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE  
APPLICATION FOR JOHN C. APGAR FOR THE PROPERTY REFERRED TO  
AS BLOCK 40, LOT 4,  
LOCATED AT 9 JAMES STREET, OLDWICK, NEW JERSEY**

**APPLICATION NO. 13-07**

On April 22, 2013, John Apgar, 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. John Apgar is the owner of the property located at 9 James 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 replacement of the existing asphalt shingle roof with new asphalt shingle roofing material.

**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 John C. Apgar.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Clark and seconded by Commissioner Melchiorre to approve the application with the condition that the new roofing needs to be either Landmark “heather blend” or Timberline equivalent 25-year asphalt shingles.

Roll Call Vote:

Those in Favor: Mrs. Hartten and Mrs. Melchiorre

Those Opposed: None

**APPLICATIONS**

- Appl. No. 13-08 Caracciolo and Griggs  
Block 41, Lots 1 & 7  
6 and 8 Joliet Street, Oldwick

The applicants, Mr. Steve Griggs and Mrs. Justine Caracciolo were both sworn in by Mrs. Clark.

Mr. Griggs explained that the application was for the replacement of a 6 foot wooden fence between the two (2) properties with a 6 foot wooden fence. The fence will be facing outward everywhere except between the two (2) properties where it will be facing the Caracciolo property. Mrs. Caracciolo explained that it is the same fence that she applied for awhile ago.

Mrs. Clark noted that Mr. Dennis Bertland, who could not be present, expressed an opinion via an e-mail and noted that the posts should be on the inside and the finished side of the fence should face out as was the customary practice during the district period of significance.

Mrs. Caracciolo explained that the common fence between the property is shown as “A” in the material provided to the Board. The fencing noted as “B” on the material is between their property and the Piersons on the other side.

When asked the material of the fence, Mr. Griggs explained that the section of the fence marked as “A” will be pressure treated and the rest will be cedar.

When asked about the two (2) gates to be replaced, Mrs. Caracciolo explained that they will be the same as the current gates; one (1) single gate and one (1) double gate.

Mrs. Melchiorre made a motion to approve the application as submitted. Mrs. Hartten seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

- Appl. No. 13-09 Old Turnpike Realty, LLC  
Block 23, Lot 27  
64 Old Turnpike Road, Oldwick

Mr. Ed O'Brien was present along with an Phyllis Baker from Leaf Realtors. Mr. O'Brien explained that he will be renting #66 Old Turnpike Road to Leaf Realtors and his architectural office will relocate into #64 Old Turnpike Road. He noted that the drawings submitted illustrate the proposed improvements to #64. The other part of the application is the amendment to the sign to allow for the sign to advertise both Leaf Realtors and Ed O'Brien Architecture.

Mrs. Clark suggested that the Commission review the proposed sign first. Mr. O'Brien explained that both signs will hang from the current post and the total area of both signs combined will be no more than 6 sq. ft. Mrs. Clark noted that the size and configuration of the sign approved by the Commission needs to be the sign erected. She suggested that the Commission could conditionally approve a sign not to exceed 6 sq. ft. and the ultimate configuration/dimensions of each of the signs could be approved at a later date. When asked what material would be used, Mr. O'Brien explained that his sign will be made of cedar. Mr. O'Brien explained that Leaf Realty would prefer a more rectangular shaped sign which is consistent with the business card and graphics used by them. Mr. O'Brien explained that the background of the sign will be black, the lettering will be white with green complimentary colors (similar to the realtor signs used by Leaf Realty for their properties). His sign will have a black background, white border and white lettering. When asked if the post will remain, Mr. O'Brien responded in the positive. Mrs. Clark asked that Mr. O'Brien provide Ms. Goodchild with a copy of the colored picture for the file.

Mr. Likus made a motion to approve the sign as described. Mrs. Melchiorre seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. O'Brien explained that he proposes improvements at #64 Old Turnpike Road (aka the shed). He explained that having used the building for approximately 10 years before moving into #66 the door is not in the best location and would be better if located on the other side to accommodate his drafting tables. The proposal is to move the entrance to the north side by relocating the door and replacing the door with a window. This scenario also gives #62 Old Turnpike Road (a rental unit) a little more privacy. Mr. O'Brien explained that the west and north side of the building would be re-sided with cement board siding and fly ash trim. The doors proposed are insulated fiberglass doors for the entrance.

When asked by Mr. Likus if the walkway will be changed, Mr. O'Brien explained that the walkway will be moved. Mr. Likus opined that the proposed alteration is appropriate without being a detriment to the district. He noted that it will be better to have the entrance facing to the north as opposed to facing the street and also provide privacy to the neighbor. When asked by Mrs. Clark the age of the building, Mr. O'Brien wasn't sure but noted that the buildings were all constructed at different times.

Mrs. Clark expressed concern about light in the building and noted that the proposed windows seem small. Mr. O'Brien noted that there are three (3) windows on the south side facing the magic shop; one (1) is in the bathroom and two (2) are in the studio/work space. Those windows are almost identical to the proposed window on the West elevation (28 inches square). Mr. O'Brien noted that most of what he does is on a computer screen so the lighting won't be an issue.

When asked about the roof shown above the door, Mr. O'Brien explained that it is a proposed copper roof so that they can have the doors open when it rains. He explained that the small projection offered by the roof allows them to make the window more square and similar to the other windows.

When asked if #66 is cement board siding, Mr. O'Brien responded in the negative and noted that it is cedar siding which is part of the Timberpeg package.

Mrs. Clark asked the Commission members if they had any comment on the use of the fiberglass door. Mrs. Hartten opined that since the fiberglass doors would not be visible from the street it would be acceptable. Mr. Likus noted that he used a fiberglass door on his house on Philhower and it was a well made door and from 5 feet away you would be hard pressed to tell that it's fiberglass, especially if painted. When asked if the roof is being replaced, Mr. O'Brien noted that the roof will remain for now. When asked about exterior lighting, Mr. O'Brien explained that he will likely install one (1) light in the middle of the North elevation centered above the rain hood. Mrs. Clark asked Mr. O'Brien to return with the final lighting selection.

Mrs. Melchiorre made a motion to approve the application as submitted with the applicant returning at an upcoming meeting regarding the lighting fixture. Mrs. Hartten seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mrs. Clark referred to the e-mail from Dennis Bertland with his recommendation that the Historic Preservation Commission send a letter similar to the letter Ms. Goodchild prepared to Cellco Partnership dated June 10, 2013 with regard to the cell tower proposed at 19 King Street. When asked by Mr. Likus about the impact on the District, Mrs. Clark pointed out that the subject property is in the district and the proposed project has a visual impact on the district. Mrs. Clark noted that in approximately 2003/2004 a cell tower was proposed on the same property and there was great protest because it was visible from the Historic district and the approach into Oldwick from 517; the cell company at the time drew discouraged and withdrew the application. She noted that because the application wasn't closed out in 2003/2004 they may consider it part of the original application. However, if it is considered a new application the rules have changed and it may be harder to prevent.

Mrs. Clark noted that when the Commission witnessed the balloon test on May 31, 2013 and stood behind the library it was highly visible. Mrs. Melchiorre noted that it was highly visible from Route 517 traveling south into Oldwick (looking across the Cold Brook Preserve). Mrs. Clark opined that all of the houses, the library and the recreational field on the west side of Route 517 would be impacted. When asked if the district includes all of 19 King Street, Mrs. Clark explained that it includes a portion of the property.

Mrs. Clark suggested that the Commission ask Ms. Goodchild to draft an additional letter to the Township Committee and the Land Use Board, per Dennis Bertland's suggestion, forwarding the Commission's position about the adverse visual impact the project has on the Oldwick Historic District. Mrs. Melchiorre made a motion to send a strongly worded letter to the Township Committee and Land Use Board. Mrs. Hartten seconded the motion. All were in favor.

Mrs. Hartten noted that Chairman Scheier opined that it if a tower had to be erected it made more sense to modify the application to erect it on the firehouse property.

A brief discussion ensued about the need for another cell tower.

Mrs. Hartten noted that she received a copy of a letter prepared by Basil Hone that was sent in opposition of the cell tower. Mrs. Clark noted that she received the same letter and directed Rilda Hone to contact Ms. Goodchild to request copies of correspondence the Commission received from Dennis Bertland.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:42 p.m. by motion of Ms. Melchiorre and seconded by Mr. Likus. All were in favor.

Respectfully submitted,

Shana L. Goodchild  
Land Use Administrator