

**HISTORIC PRESERVATION COMMISSION
MINUTES
February 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 Michael Scheier, Jan Clark, Karen Moriarty, Rosemary Hartten and Ruth Melchiorre, Alt. #1

Absent were Glenn Likus and Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

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 18, 2014.

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 2014. Mrs. Clark made a motion, seconded by Mrs. Melchiorre to nominate Mr. Scheier as Chairman. All members present cast a unanimous vote electing Mr. Scheier as the 2014 Historic Preservation Commission Chairman.

Vice Chairman

Mr. Dennis Bertland opened the meeting for nominations for Vice Chairman for 2014. 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 2014.

Appointments

Secretary

A discussion ensued regarding the position of Secretary. Mr. Bertland noted that Ms. Goodchild is taking care of the minutes, correspondence and processing of applications; he is her point person at the meetings. Mr. Scheier suggested tabling the appointment for further clarification.

Historic Preservation Consultant

A motion was made by Mrs. Clark seconded by Mrs. Moriarty appointing Dennis Bertland as the Historic Preservation Consultant for 2014. All were in favor.

Official Meeting Dates

Resolution 14-01

Mrs. Clark made a motion to adopt the following resolution setting the meeting dates for 2014. Mr. Scheier seconded the motion. All were in favor.

**HISTORIC PRESERVATION COMMISSION
RESOLUTION NO. 14-01**

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 2014 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:

January 27	Reorganization	July 28
February 24		August 25
March 24		September 22
April 28		October 27
May 19		November 24
June 23		December 22

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.

PUBLIC PARTICIPATION

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

MINUTES

1. October 28, 2013

Mrs. Clark made a motion to approve the October 28, 2013 minutes as submitted. Mrs. Moriarty seconded the motion. All were in favor.

2. November 25, 2013

Mrs. Clark made a motion to approve the November 25, 2013 as submitted. Mrs. Moriarty seconded the motion. All were in favor.

CLAIM

- Dennis Bertland – Invoice dated January 27, 2014 #14-70-1.1 - \$300.00

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

Roll Call Vote:

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

Those Opposed: None

APPLICATIONS

Appl. #14-01 Tom & Kristen Hassett – Block 42, Lot 14

14 Old Turnpike Road, Oldwick

Mrs. Kristen Hassett, property owner and Mr. Cliff Waller, electrical contractor were present and sworn in by Mr. Bertland. Mrs. Hassett noted that the application is for a new standby emergency generator proposed behind the newly constructed garage, near the in-ground swimming pool. Mr. Scheier noted that the existing pool equipment can't be seen from the roadway and so the generator will also be inconspicuous. Mrs. Clark made a motion to approve the application as submitted. Mrs. Melchiorre seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Appl. #14-02 Margaret Shantz – Block 41, Lot 3
19 William Street, Oldwick

It was noted that the application is for removal of the existing asphalt shingles on the front of the house and the installation of Lifetime GAF Timberline shingles, reflashing of two (2) chimneys, replacing of gutters and pipe flanges. Mr. Scheier noted that the Commission granted Mrs. Shantz permission from attending the meeting since the application was for the same roof material approved for the rear addition which was constructed in 2012 and the roof of the garage which was replaced in 2013. A motion was made by Mrs. Melchiorre and seconded by Mrs. Clark. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

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

The application is for the installation of handicapped ramp at the Oldwick Public Library. Ms. Katarina Olsen was not present and the application was tabled. The Commission noted that a larger scale drawing with more detail would be necessary. Details should include cross sections, grades and railing detail to better understand the scope of the work and the relationship of the proposed ramp to the adjoining proposed patio.

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

31 Old Turnpike Road, Oldwick

Mr. William Donoghue was present on behalf of the Oldwick Public Library and was sworn in by Mr. Bertland. Mr. Donoghue explained that the application is for a proposed patio behind the library to coincide with the proposed handicapped ramp proposed in Appl. No. 14-03. When asked about the proposed material, Mr. Donoghue explained that it will be flagstone (regular pieces). When asked his timetable, Mr. Donoghue explained that he wished to begin in the Spring. When asked if he has built a patio before, Mr. Donoghue responded in the negative but indicated that he has discussed the project with Mr. Garrett and he may help out with the construction. Mr. Scheier opined that the Commission needs to focus on the proposed materials to be used.

The Commission tabled the application and requested a larger scale drawing with more detail including cross sections and grades to better understand the scope of work and the relationship of the proposed patio to the adjoining proposed ramp. The Commission noted that because of the interrelationship of the two (2) projects, it would like to review Applications 14-03 and 14-04 concurrently and would like additional information on how the two (2) projects integrate.

The Commission asked Mr. Donoghue to coordinate efforts with Ms. Olsen and return with the plans and details requested to which he agreed. The Commission opined that both projects are worthy Girl Scout and Boy Scout projects but just needed a little more planning.

COMMISSION ACTION ITEM

1. Draft letter dated January 7, 2014 prepared by Dennis Bertland to the Tewksbury Land Use Board re: LUB Appl. No. 13-03, Proposed Wireless Communication Tower at 19 King Street, Block 44, Lot 26.

Mr. George Cassa, Guinea Hollow Road, was present and explained that he was present at the last meeting to encourage the Commission to draft a letter regarding the proposed cell tower. Mr. Cassa noted that the next hearing on the matter is scheduled for February 26, 2014.

Mr. Cassa explained that although the silo exhibits are described as “revised site plans” in Mr. Meese’s January 24 letter to the LUB, he believes the package lacks sufficient technical content to stand on its own as a complete site plan; it does not reference the applicant’s previously submitted site plan, and it does not address many of the issues raised by the LUB’s engineer and planner. He opined that if the silo exhibits were intended to further the discussion of an alternative concept, they should have been presented as such.

Mr. Cassa went on to explain that, as submitted, the silo exhibits provide no information on two (2) elements that should be of primary interest to the HPC: (1) the boundaries of the Oldwick historic district are not shown on the plans, and (2) the dimensions needed to

evaluate the impact of the silo option as it relates to the requested variances for historic district buffer encroachment and side yard setback are not specified.

After a lengthy discussion, Mr. Scheier made a motion to authorize Dennis Bertland to prepare a letter to the Land Use Board offering Commission comments regarding the alternatives proposal, specifically that 1) the alternative site is still within the Oldwick Historic District Buffer Zone, 2) the alternate silo tower may be shorter but is higher up the hill, 3) more information is needed with regard to materials and color, and 4) more documentation is necessary regarding alternative and needs analysis. Mrs. Melchiorre seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Recused: Mrs. Moriarty and Mrs. Clark

CORRESPONDENCE

1. A letter dated January 23, 2014 from the Natural & Historic Resource office of the Historic Preservation Office of NJ re: a copy of the NJ Comprehensive Statewide Historic Preservation Plan, 2013-2019.
2. A copy of a letter dated January 24, 2014 from Gregory Meese re: Cellco Partnership d/b/a Verizon, Appl. No. 13-03, Block 44, Lot 26 – 19 King Street.
3. A copy of a letter dated January 31, 2014 from William Burr re: Cellco Partnership d/b/a Verizon, Appl. No. 13-03, Block 44, Lot 26 – 19 King Street.
4. A copy of a letter dated January 31, 2014 from Chuck McGroarty re: Cellco Partnership d/b/a Verizon, Appl. No. 13-03, Block 44, Lot 26 – 19 King Street.

ADJOURNMENT

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

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator