

**HISTORIC PRESERVATION COMMISSION
MINUTES
September 23, 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 Michael Scheier, Chairman, Jan Clark, Rosemary Hartten, Herbert Ulrich, Alt. #1, Ruth Melchiorre, Alt. #2 and Karen Moriarty, Vice Chair arrived at 7:45 p.m.

Absent was Glenn Likus.

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 5, 2013.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

MINUTES

➤ August 26, 2013

Mrs. Hartten made a motion to approve the August 26, 2013 minutes. Mr. Scheier seconded the motion. All were in favor.

Claim

➤ Dennis Bertland – Invoice dated August 27, 2013 #13-70-1.7 - \$225.00

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, Mr. Scheier, Mrs. Melchiorre, Mrs. Hartten and Mr. Ulrich

Those Opposed: None

CORRESPONDENCE

NONE

PUBLIC PARTICIPATION

There was no public participation.

RESOLUTIONS

- **Resolution No. 2013-11** – Turpin Real Estate, Block 40, Lot 7
4 Joliet Street, Oldwick

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

RESOLUTION NO. 2013-11

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR TURPIN REAL ESTATE FOR PROPERTY REFERRED
TO AS BLOCK 40, LOT 7,
LOCATED AT 4 JOLIET STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-10

On August 26, 2013, John Kissel, representative of Turpin Real Estate, 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. Turpin Real Estate is the owner of the property located at 4 Joliet 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 replace an existing wooden fence in-kind (as shown on survey submitted with application).

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 Turpin Real Estate.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Chairman Scheier and seconded by Commissioner Moriarty to approve the application as submitted and in accordance with the

testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2013-12** – Glasgow, Block 38, Lot 12
14 King Street, Oldwick

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

RESOLUTION NO. 2013-12

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR SAMUEL AND JUDITH GLASGOW FOR PROPERTY
REFERRED TO AS BLOCK 38, LOT 12,
LOCATED AT 14 KING STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-11

On August 26, 2013, Judith Glasgow, 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. Samuel and Judith Glasgow are the owners of the property located at 14 King 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 replace an existing stockade fence with a split rail fence (as described in the application and shown on the survey submitted).

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 Samuel and Judith Glasgow.

3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Moriarty and seconded by Chairman Scheier to approve the application as submitted and in accordance with the testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2013-13** – Van Doren, Block 38, Lot 8.01
59 Old Turnpike Road, Oldwick

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

RESOLUTION NO. 2013-13

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR SHAUN C. VAN DOREN FOR PROPERTY REFERRED
TO AS BLOCK 38, LOT 8.01,
LOCATED AT 59 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-12

On August 26, 2013, Shaun C. Van Doren, 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. Shaun C. Van Doren is the owner of the property located at 59 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 to install a air conditioning condensers and 20 kW permanent generator (as described in the application and shown on the survey submitted).

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 Shaun C. Van Doren.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Likus and seconded by Commissioner Moriarty to approve the application as submitted and in accordance with the testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

Application

- Appl. No. 13-13 Sterling and Jennifer Pierson
Block 21, Lot 3
2 High Street, Pottersville

Mrs. Moriarty was recused from the application.

Contractor Rick Carney appeared for the applicant & was sworn in by Mr. Bertland. He explained that the application was for a storm generator and would be hidden from street view by an existing fence. 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, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre & Mr. Ulrich

Those Opposed: None

Mrs. Moriarty returned to the meeting at this time.

- Appl. No. 13-14 Robert Thompson and Shannon Murphy
Block 40, Lot 6
13 James Street, Oldwick

Applicant Robert Thompson appeared and was sworn in by Mr. Bertland. He explained that the application was for the replacement of the existing asphalt shingle roof with asphalt shingle roofing. Mrs. Clark made a motion to approve the application as

submitted. Mr. Ulrich seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

- Appl. No. 13-15 Zion Lutheran Church
 Block 44, Lot 10
 35 Oldwick Road, Oldwick

Mrs. Clark recused herself from the application since the property is within 200 feet from Turpin Real Estate. Mr. Bertland also recused himself from the application.

Harold F. Wrede, Chair of the Church Property Committee appeared for the applicant and was sworn in by Mr. Bertland. Mr. Wrede noted that the Committee representatives had appeared before the Commission informally and they appear before the Commission now with the formal request. He explained that the application encompasses the removal of modern aluminum and clapboard siding, the installation of insulation and replacement of clapboard siding, the repair and restoration of trim elements and the replacement of deteriorated window sash and shutters; it was noted that the work is more about insulation than restoration. Mrs. Melchiorre made a motion to approve the application with the following conditions:

- historic moldings are to be retained and repaired where possible
- window trim and door moldings are to project beyond the face of the new clapboards
- wooden shutters are to be repaired where possible, and replacement shutters are to be wood
- replacement window sash are to be "2 over 2" multi pattern to match existing
- photographs of the completed project should be submitted to the Historic Preservation Commission Secretary

Mr. Scheier seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mrs. Clark returned to the meeting at this time.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:00 p.m. by motion of Mrs. Melchiorre and seconded by Mrs. Hartten. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator