

**HISTORIC PRESERVATION COMMISSION
MINUTES
June 22, 2015**

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, Janet Clark, Glenn Likus, Rosemary Hartten, Ruth Melchiorre, Alt. #1 and Herbert Ulrich, Alt. #2.

Absent was: Karen Moriarty

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 26, 2015.

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 comments or questions, Mr. Scheier closed the public participation portion of the meeting.

RESOLUTION

- **Resolution No. 2015-04** – David and Marjorie Peterson, Block 23, Lot 43
18 Church Street, Oldwick
Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Moriarty, Mrs. Hartten, Mr. Likus and Ms. Melchiorre

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

RESOLUTION NO. 2015-04

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR DAVID AND MARJORIE PETERSON FOR THE
PROPERTY REFERRED TO AS BLOCK 23, LOT 43,**

LOCATED AT 18 CHURCH STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 15-02

On April 27, 2015, David Peterson, 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. David and Marjorie Peterson are the owners of the property located at 18 Church 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 installation of a 16 kW generator on the rear patio.

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 generator as submitted in the application of David and Marjorie Peterson.
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 Ms. Melchiorre to approve the application as submitted.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-05** – Brian and Melissa Waggenspack, Block 38, Lot 10 10 King Street, Oldwick
Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Moriarty, Mrs. Hartten, Ms. Melchiorre and Mr. Likus

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

RESOLUTION NO. 2015-05

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR BRIAN AND MELISSA WAGGENSPACK FOR THE
PROPERTY REFERRED TO AS BLOCK 38, LOT 10,
LOCATED AT 10 KING STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 15-03

On April 27, 2015, Melissa Waggenpack, property owner, and Ezio Columbro, Architect, 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. Brian and Melissa Waggenpack are the owners of the property located at 10 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 so as to permit a two (2) story addition to the rear of the existing home. The first floor will include a mud room, laundry closet, full bathroom and study/guest room. Additionally, a side covered entry porch will be provided. The second floor will include a sitting room and private bathroom for the existing master bedroom.

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 two (2) story addition as submitted in the application of Brian and Melissa Waggenpack.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Ms. Melchiorre and seconded by Mrs. Clark to approve the application with the following conditions:
 - a. The applicant may substitute 1/1 sash windows detailed like the others on the proposed addition in lieu of the small-paned

stained-glass windows proposed on the plans for the east elevation.

Roll Call Vote:

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

Those Opposed: None

➤ **Resolution No. 2015-06** – Wendell Jeffrey and Alec Karros, Block 31, Lot 13 317 Main Street, Oldwick

Eligible to vote: Mr. Scheier, Mrs. Moriarty, Mr. Likus and Mrs. Hartten and Ms. Melchiorre

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

RESOLUTION NO. 2015-06

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR WENDELL JEFFREY AND ALEC KARROS FOR THE PROPERTY REFERRED TO AS BLOCK 31, LOT 13, LOCATED AT 317 MAIN STREET, MOUNTAINVILLE, NEW JERSEY

APPLICATION NO. 15-04

On April 27, 2015, Wendell Jeffrey and Alec Karros, 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. Wendell Jeffrey and Alec Karros are the owners of the property located at 317 Main Street, Mountainville, New Jersey.
2. The subject property is located in the Mountainville Historic District.
3. The applicant applied for a certificate of appropriateness so as to permit the shoring up of the foundation, repairing/rebuilding the porch, replacing the roof, repairs to rotting siding, window replacement where needed and replacement of a door.

RESOLUTION

NOW THEREFORE BE IT RESOLVED by the Tewksbury Historic Preservation Commission as follows:

4. That the proposed undertaking is found to be in accordance with the design criteria of the Township Historic Preservation Ordinance.

5. The Historic Preservation Commission authorizes the issuance of a certificate of appropriateness for the repairs and replacement to the existing porch and dwelling as submitted in the application of Wendell Jeffrey and Alec Karros.
6. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mr. Scheier and seconded by Mrs. Moriarty to approve the application with the following conditions:
 - a. the rebuilt porch would replicate the existing porch in its dimensions and details, including the cornice eaves & fascia detailing & post capital detailing (which the commission noted different as photographed from their depiction on sectional drawing porch submitted).
 - b. before the porch was taken down for rebuilding, accurate detailed drawing would be made (at least one floor plan and one section through a post) recording existing dimensions and architectural details; the drawing(s) to be submitted to the commission.
 - c. rebuilt foundation can be stucco instead of stone veneer.
 - d. roofing to be timberline asphalt shingles, as per submitted sample; metal roof on porch as proposed in application.
 - e. deteriorated wooden siding to be replaced in kind to match existing exposure & profile.
 - f. deteriorated rear door may be replaced with a sliding door as proposed, provided it is wood with small paned wooden muntins.
 - g. main roof cornices, corner pilasters, windows sashes and frames, & front doors, frames and screen doors are to be retained.

Roll Call Vote:

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

Those Opposed: None

MINUTES

1. April 27, 2015

Mr. Scheier noted that Mr. Karros stopped by the meeting before it was called to order and provided a photograph of the porch that satisfied the need for the drawing that was required as a condition of his approval.

Mr. Scheier made a motion to approve the April 27, 2015 minutes. Mr. Likus seconded the motion. All were in favor. Mr. Ulrich abstained.

CLAIM

Mrs. Clark made a motion to approve the following 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, Ms. Melchiorre, Mrs. Hartten, Mr. Likus and Ulrich

Those Opposed: None

- Dennis Bertland – Invoice dated April 28, 2015 #15-70-1.1 - \$550.00

APPLICATIONS

**Appl. No. 15-05 Octavia Realty, LLC/Chris Dewey
Block 39, Lot 19
16 Williams Street, Oldwick**

Mrs. Clark recused herself.

Annette Lemenze, appeared as the owner’s representative and was sworn in by Mr. Bertland. Ms. Lemenze explained that the application was for rebuilding the deteriorated porch deck and brick support piers; the owner’s intent is to replicate the existing porch by keeping the railings, pillars, posts and as much of the brick as possible. The repairs will bring the porch to code while also repairing the damage. When asked if the roof will be repaired, Ms. Lemenze noted that the roof will remain (it will not be removed) just the decking and pillars. When asked by Mr. Scheier if the height of the rail will be raised, Ms. Lemenze responded in the negative noting that the same railing would be used unless there is an issue at the Construction Office. Mr. Likus noted that if the railing is changed it will change the posts. Mr. Bertland explained that there are exemptions from strict interpretations of the building code for things like porch railings and he suggested that the applicant mention that to the Construction Official if there is an issue. Mr. Bertland noted that the decorative porch brackets and the turned posts are important character defining features of the house. Ms. Lemenze confirmed that they will retain all of the features and repair, in-kind, anything that is rotten. When asked about the brick, Ms. Lemenze explained that they will reuse what they can but some of them will need to be replaced.

Mr. Scheier moved to approve the application as clarified by the applicant. Mr. Likus seconded the motion with the following conditions: 1) the decorative porch brackets and the turned posts will be kept (or replaced in kind) with necessary repairs to the base of the posts permitted, 2) the porch roof will remain but the porch deck and supporting piers will be rebuilt to match the existing wooden deck and brick piers. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. Bertland asked the applicant to provide photos of the finished work for the Commission's file to which she agreed.

**Appl. No. 15-06 Joe Marquardt
Block 39, Lot 27
46 Old Turnpike Road, Oldwick**

Joe Marquardt, property owner, was sworn in by Mr. Bertland. He explained that he received approval from the Land Use Board to convert the building to two (2) apartments. He noted that the application before the Commission seeks the following approvals 1) enlarging a window on the north side, second story to comply with code for bedroom egress, (2) installing a second story deck/balcony on the rear, and although it was not included in the application, (3) converting one second story rear window into a door to provide access to the deck/balcony. Mr. Marquardt indicated that he would use square posts in keeping with the colonial style of the building. When asked by Mr. Scheier if there are posts on the front porch, Mr. Marquardt responded in the positive and noted that they are four by four. When asked by Mrs. Clark if the lower porch/deck will be removed, Mr. Marquardt responded in the positive. When asked by Mr. Scheier if the scalloped shingles are wood or vinyl, Mr. Marquardt replied vinyl. When asked if all of the new windows to be replaced will be six over six (simulated divided light), Mr. Marquardt responded in the positive. When asked if the roof leaks, Mr. Marquardt responded in the negative and noted that he just needs to replace individual slate because they are broken. When asked if any of the cornice on the gable will be replaced, Mr. Marquardt responded in the negative. When asked by Mrs. Clark if the front porch will remain the same, Mr. Marquardt responded in the positive. When asked if the roof on the existing side porch is slate, Mr. Marquardt responded in the negative and explained that it is asphalt.

Mrs. Clark made a motion to approve the application and Mr. Scheier seconded the motion as follows: 1) enlarging a window on the north side, second story to comply with code for egress, 2) installing a second story porch/deck on the rear as represented in the application drawing, and although it was not included in the application, 3) converting one second story rear window into a door to provide access to the deck/porch, the door is to be a multi-pane french door. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. Bertland asked the applicant to provide photos of the finished work for the Commission's file to which he agreed.

Appl. No. 15-07 Jill and Paul Steck
Block 39, Lot 2
3 Church Street, Oldwick

Paul and Jill Steck, contract purchasers were present and sworn in by Mr. Bertland. Mr. Steck explained the application is to rehabilitate a large concrete block and frame detached garage/apartment to a more esthetically pleasing "barn-like" structure with board-and batten siding, new sash windows, and new batten garage double doors. Mr. Steck noted that there is a single family home and a garage/apartment on the property. He also requested approval to remove two (2) large pines and one (1) maple, all of which are overgrown for their location immediately west of the house and are within 20 feet of the structure. He noted that the root structure will be disturbed when the gas line is run from the street to the structures. When asked if the board and batten will be installed over the cement block, Mr. Steck responded in the positive. When asked by Mr. Likus what the roof material is, Mr. Steck responded asphalt and they would like approval to replace it with either standing seam roofing or Timberline asphalt shingles. Mr. Steck explained that they would like to replace all of the windows with six over six windows (no change to size) and two (2) garage doors. When asked if the downstairs is a garage, Mr. Steck responded in the positive. When asked by Mr. Scheier what material would be used for the board and batten, Mr. Steck responded pine. When asked by Mr. Bertland what type of doors, Mr. Steck explained that they would be wooden doors with a barn theme. Mr. Steck also requested approval to remove the pedestrian door in the front of the building on the second floor and move it to the rear of the building to give rear access to the proposed deck (which would not be visible from the front of the building). When asked by Mr. Bertland if the deck would be stained to match the board and batten, Mr. Steck explained that they are proposing a black powder coated aluminum railing and stairs. Mr. Bertland noted that the building postdated the district's period of significance and that the covering/removal of the existing finishes would not result in the loss of historic fabric.

Ms. Melchiorre made a motion to approve the application and Mrs. Clark seconded the motion as follows: 1) wooden siding (board and batten), 2) replacement of the roof with either metal standing seam or slate colored Timberline asphalt, 3) gutters and downspouts of "k" profile, 4) windows to be replaced in the existing openings with multi-pane sash vinyl clad Andersen windows with applied exterior Azek trim, 5) entrance doors will be replaced with multi pane doors with panels, 6) the second story door in the front will be removed, 7) a second story deck with black powder coated railings and stairs, 8) attic vents to be replaced with small two over two windows, 9) the garage doors will be replaced with wooden doors, 10) the oil tank and chimney are to be removed, 11) removal of the three (3) trees to be replaced with a slow growing tree such as a dog wood. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. Bertland asked the applicant to provide photos of the finished work for the Commission's file to which he agreed.

**Appl. No. 15-08 Andrew and Kathryn Platt
Block 23, Lot 26.03
32 Church Street, Oldwick**

Andrew and Kathryn Platt, property owners were present and sworn in by Mr. Bertland. They explained the application was a resubmission for new construction. Due to budgetary constraints and other reasons, they now wish to build one (1) instead of two (2) outbuildings in addition to a house. The proposed bank barn of the previous application is to be deleted and the proposed garage is to be replaced by a slightly larger garage/barn to be connected to the house by a pergola. The location of the two (2) proposed buildings will shift slightly southward from the previously proposed location. The proposed driveway will be shorter since it will not need to extend to the bank barn. Mr. Platt noted that the barn/garage will continue to be a timber frame barn (not a bank barn) with the same design features. When asked what the garage/barn will be used for, Mr. Platt explained that it will be used for storage of cars and equipment but in the future a portion of the barn will be used for animals (sheep/goats). When asked by Mrs. Clark if trees were planted along the driveway, Mr. Platt responded in the positive.

Mrs. Clark made a motion to approve the revised application as presented and Mr. Likus seconded the motion as follows: 1) deletion of the proposed bank barn, 2) a garage/barn in place of and slightly larger than the previously proposed garage, 3) a pergola connecting the house and garage/barn, 4) a shorter driveway and, 5) all other details will be the same as was presented in the previous application. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

CORRESPONDENCE

1. A copy of a letter dated June 8, 2015 from Shana Goodchild to Andrea Tingey, DEP Historic Preservation Office re: Tewksbury HPC Annual Report - 2014.

Mrs. Clark noted that the annual report highlights the fact that the Commission is not moving beyond the basic review of applications. She noted that although the Commission has discussed it, none of the local districts have been expanded and the

Commission has not pushed forward on any new districts. She asked if the Commission wanted to focus on some of that work moving forward. She also noted that the Commission members haven't attended any training.

Mr. Bertland noted the following items that the Commission has discussed in the past:

1. Features (windows, doors, etc.) that are replaced but because no permit is required the Commission is exempt from the review.
2. Updating the baseline information on the districts so when applicants appear the Commission is aware of the important features that need to be preserved.
3. Improvement of the application process by having a pre-application meeting for more complicated applications. Mr. Bertland referenced as an example the recent application of the Mountainville Hotel (Jeffrey/Karros) and noted that there was a great deal of back and forth to iron out the details. Mr. Likus opined that the Mountainville Hotel application was a unique situation and shouldn't trigger a change in procedure.

A discussion ensued regarding the baseline and collecting photos and short narratives of each property within the districts. When asked if there are any grants available, Mr. Bertland opined that there may be historic grants available from the State Historic Preservation Office to do an updated inventory. Mr. Bertland agreed to call the State office to discuss what the Commission wants to do to find out if there are any grants available.

A discussion ensued regarding work that didn't require Commission review because a permit was not necessary (window replacement, etc.). Mr. Bertland suggested that the Commission compile a list of properties where this has happened so the Commission can discuss what items were changed and if the Commission wants the opportunity to review those in the future. Mrs. Clark offered to compile a list of properties by Block and Lot reference.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 p.m. by motion of Ms. Melchiorre and seconded by Mrs. Clark. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator