

**Tewksbury Township Historic Preservation Commission
Meeting Minutes
June 25, 2012**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:35 pm in the Mountainville Meeting Hall by Commissioner Clark. The members of the Commission present were Janet Clark, Glenn Likus and Mary Elizabeth Young. Randy Benson, the Secretary and Dennis Bertland, the Historic Consultant, were also in attendance. Based on the members present, a quorum was established.

OPEN PUBLIC MEETINGS ACT

Commissioner Clark read the opening statement that the Commission meeting being held that evening was in compliance with the Open Public Meetings Act of the State of New Jersey, and indicated where notices for that meeting were posted.

Minutes

The minutes of May 21, 2012 were approved by motion of Commissioner Young seconded by Commissioner Likus to approve the minutes with one correction. On page 2 on line 18 after the word “fence” replace the word “was” with the word “had”. The motion carried by the following roll call: Commissioner Likus, and Commissioner Young. Commissioner Clark abstained.

The minutes of June 14, 2012 were approved by a motion of Commissioner Clark seconded by Commissioner Young. The motion carried by the following roll call: Commissioner Clark, Commissioner Likus and Commissioner Young.

Claims

There were no new claims.

Resolutions

The Commission considered Resolution 2012-04 for Frederick Root. A motion was made by Commissioner Young seconded by Commissioner Likus to approve the resolution with one correction. On page one under Resolution under 1, add the word “not” before the word “found”. The motion carried by the following roll call with the correction: Commissioner Likus and Commissioner Young.

The Commission considered Resolution 2012-05 for Francis Fawn Hildreth. A motion was made by Commissioner Likus seconded by Commissioner Young to approve the resolution as submitted. The motion carried by the following roll call: Commissioner Likus and Commissioner Young.

The Commission considered Resolution 2012-06 for Frederick Root and Stephen and Margaret Griggs. A motion was made by Commissioner Likus seconded by Commissioner Young to approve the resolution as submitted. The motion carried by the following roll call: Commissioner Likus and Commissioner Young.

The Commission considered Resolution 2012-07 for Karen and Michael Moriarty. A motion was made by Commissioner Likus seconded by Commissioner Young to approve the resolution as submitted. The motion carried by the following roll call: Commissioner Clark, Commissioner Likus and Commissioner Young.

Applications

Application 12-04 Fred Root
Block 41, Lot 6 – 10 Joliet Street, Oldwick

Fred Root was present for the continuation of his application for a fence. Mr. Root was seeking approval for a fence that he had installed without permits. Commissioner Clark asked to be updated on where the application left off. Secretary Benson stated Mr. Root had been looking for approval on a fence he had installed on his property. Mr. Root stated he was not aware he was required to get a permit for a fence. Secretary Benson said at the last meeting the Commission had felt they wanted to get input from Dennis Bertland on whether the fence was keeping in character of Oldwick Historic District. The new fence was shown in the pictures provided. The fence is five feet tall. The first four feet are tongue and groove boards and the top one foot is lattice. There is a top board the holds the lattice in place. The fence is now painted white on both sides. Mr. Root said that he had put the lattice in the top foot of the fence so that it would not impede the sunlight and not feel like a solid wall. He also painted the fence white to soften the look of it. Dennis Bertland stated he had reviewed the application and also looked at other properties in the Oldwick Historic District to see what is commonly found in the district. Mr. Bertland also said that in older village properties the rear yards are enclosed with privacy fencing if they are fence at all but front yards or door yards would just have a decorative type fence. Mr. Bertland pointed out a property on Church Street where the fence in the front yard started out low and increased in height as it came in line with the side of the house. He also pointed out the fence was partially blocking one of the windows on the house but it was the house of the person who installed the fence. Mr. Bertland went on to say the fence Mr. Root had installed could be considered part of the door yard even though it is an extension of the rear yard fence. Mr. Root he felt the fence wasn't really part of the door yard because the fence was back by the garage and did not extend in front of the house. The Commission discussed if the fence really was within the door yard because of its location. Mr. Root said the fence had two finished sides so there was no backside. He also point out the well on the property also had lattice work and he was trying to carry that over to the fence. The Commission discussed the fence and the proximity to the house. The Commission asked if the adjoining neighbor still had any issue with the fence. Secretary Benson said the neighbor was selling her house and it may have already been sold. Mr. Root pointed out that he could have put plantings there that could have completely blocked the windows but he did not think that was

appropriate. With the lattice work on the top of the fence it minimizes blocking sunlight into the neighbor's house. Commissioner Young asked if the fence could be shorter. Mr. Root said the fence was a foot shorter than what was allowed by the ordinance and also the foundation of the neighbor's house is almost two feet out of the ground and a shorter fence would give him no sense of privacy. The Commission was concerned a precedent may be set by approving the application. The Secretary stated the resolution could be written to include language that the approval is based on the uniqueness of the particular circumstances. By putting the language in the resolution, it would not set a precedent for future applications. A motion was made by Commissioner Likus seconded by Commissioner Young to approve the application as submitted. Of the three Commissioners present, Commissioner Likus and Commissioner Young voted in favor of the application. Commissioner Clark voted against the application.

Correspondence

The Commission discussed the May 22, 2012 letter from the State of New Jersey Historic Preservation Office to Rilda Hone regarding a proposed cell tower at the Oldwick Fire Company fire house site. Secretary Benson explained the Oldwick Fire Company is seeking a clarification from the Township Committee on whether the lease on the property which the Township owns, permits a cell tower to be erected on the property. The matter would be discussed at the June 26, 2012 Township Committee meeting. If the Township Committee allows it, an application will be sent to the Historic Preservation Commission as part of the approval process because the property is next to the Oldwick Historic District and the Bartles property which is on the State and National Historic Registers.

Miscellaneous

The Commission discussed the design standards in the historic districts and improvements that need to be made. Dennis Bertland brought up the subject of solar panels because they are becoming more popular on residential properties and there are likely to be future applications for solar panels. Commissioner Clark said the Commission should review the Historic Preservation Design Guidelines in the DRO to see if any changes should be made that will help situations such as the fence on Mr. Roots property. The Commission agreed and suggested a subcommittee be set up to review the design standard and report any recommendations back to the Commission. Commissioner Clark volunteered to be on the subcommittee. Secretary Benson said he would send out an email to contact the other members to get more volunteers.

Adjournment

There being no further business to come before the Commission, a motion was made by Commissioner Young and seconded by Commissioner Likus to adjourn the meeting. A voice vote was taken and all of the Commission members present voted in favor of adjournment. The meeting was adjourned at 8:48 pm.

Respectfully submitted
Randall Benson
Secretary, Historic Preservation Commission

