

**Tewksbury Township Historic Preservation Commission
Meeting Minutes
May 23, 2011**

The meeting of the Tewksbury Township Historic Preservation Commission was called to order at 7:32 pm in the Mountainville Meeting Hall by Commissioner Scheier. The members of the Commission present were Michael Scheier, Rosemary Hartten, Karen Moriarty, Mary Elizabeth Young and Ruth Melchiorre. 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

Chairman Scheier 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 April 25, 2011 were approved with corrections. On page 2 on the fifth line, add the word “garage” after the word “car”. Change line 6 and 7 to state “Mrs. Regan said the house was built in 1809 and the garage was not built with the original house. A motion was made by Commissioner Young seconded by Commissioner Melchiorre to approve the minutes with the corrections. The following Commissioners voted in favor of the motion: Commissioner Scheier, Commissioner Hartten, Commissioner Moriarty, Commissioner Young and Commissioner Melchiorre.

Correspondence

Claims

The following claims were submitted for payment:

Dennis Bertland Associates – Invoice #11-70-1.3 for attendance at the 4/25/11 meeting and review of applications. \$180.00

On a motion by Commissioner Melchiorre seconded by Commissioner Moriarty, the claims were approved as submitted. The following Commissioners voted in favor of the motion:

Commissioner Scheier, Commissioner Hartten, Commissioner Moriarty, Commissioner Young and Commissioner Melchiorre.

Resolutions

The Commission considered Resolution 2011-03 for Brian and Michelle Regan. A motion was made by Commissioner Young seconded by Commissioner Moriarty to approve the resolution as submitted with a correction. Under Resolution item “1c.”

should be changed to “1b.” The five Commissioners eligible, Commissioner Scheier, Commissioner Moriarty, Commissioner Hartten, Commissioner Young and Commissioner Melchiorre, voted in favor of the resolution with the correction.

The Commission considered Resolution 2011-04 for Andrew and Aphrodite Baptiste. A motion was made by Commissioner Melchiorre seconded by Commissioner Young to approve the resolution with a correction. On page one under Resolution, under 1c, the final line should be removed and replaced with “and used throughout the entire addition.” The five Commissioners eligible, Commissioner Scheier, Commissioner Hartten, Commissioner Moriarty, Commissioner Young and Commissioner Melchiorre, voted in favor of the resolution with the correction.

The Commission considered Resolution 2011-05 for Maylen Pierce and Andrew Popp. A motion was made by Commissioner Hartten seconded by Commissioner Moriarty to approve the resolution as submitted. All five Commissioners eligible, Commissioner Scheier, Commissioner Hartten, Commissioner Moriarty, Commissioner Young and Commissioner Melchiorre, voted in favor of the resolution.

The Commission considered Resolution 2011-06 for John, Rebecca and Peter Melick. A motion was made by Commissioner Young seconded by Commissioner Melchiorre to approve the resolution with one correction. On page one under Resolution 1a), change the word “then” to the word “than”. All five Commissioners eligible, Commissioner Scheier, Commissioner Hartten, Commissioner Moriarty, Commissioner Young and Commissioner Melchiorre, voted in favor of the resolution with the correction.

Applications

Application 11-07 Mary Ace
Block 39, Lot 16 – 24 Williams Street, Oldwick

Mary Ace was present and sworn in. Ms. Ace stated that she needed to replace the roof on her house. The existing roof is slate and in a deteriorated condition and is also leaking. The slate is also flaking from the underside into the attic. Due to the high cost of new slate Ms. Ace is proposing to use GAF brand Timberline shingles that are charcoal in color. Dennis Bertland asked if there would be a new underlayment put down before the shingles are put on. Ms. Ace said a plywood deck would be put down because there is no deck on the roof currently. Dennis Bertland asked if the original molding around the edge of the roof would remain. Ms. Ace said she would be keeping the original molding or if any is broken during the project, she would have new molding made to replicate the original molding. Dennis Bertland said the rooflines were proper to show the hierarchy of the house. A motion was made by Commissioner Moriarty seconded by Commissioner Scheier to approve the application as submitted. All five of the Commissioners present voted in favor of the application.

Application 11-08 Samuel and Judith Glasgow
Block 38, Lot 12 – 14 King Street, Oldwick

Samuel and Judith Glasgow were present and sworn in. Mr. and Mrs. Glasgow are the owners of the property and are proposing to add an addition to the existing house and also a two car garage. Mrs. Glasgow stated the original house was a three bay house and the fourth bay and rear addition were added in 1955. Mrs. Glasgow stated she like the Georgian style architecture and that is why they have a proposed Georgian style addition for the house. The 1955 rear addition will be removed and replace with the new addition with a connection from the existing house to the addition. Commissioner Scheier questioned the orientation of the new addition. Mr. Scheier asked if they had reviewed other ideas on the placement of the addition. He stated the addition may look more appropriate in line with the existing house. Mrs. Glasgow state the existing house is close to the road and other locations would trigger the need for additional variance approvals from the Land Use Board. Dennis Bertland questioned the height of the addition. Mr. Bertland stated an addition is usually smaller than the main structure. Mrs. Glasgow stated that she would normally agree with that but in this case, the main house is very small and the only way to enlarge it would be to take the roof off and add a second story. Mrs. Glasgow said they would like to preserve the integrity of the existing stone house. The Commission discussed their concern about the size of the addition compared to the existing house. Commissioner Scheier noted there was a large freeze board at the top of the siding and a space above the second floor windows. The Commission questioned the height of the interior rooms on the proposed addition. Mrs. Glasgow said the first floor had 9 foot ceilings and the second floor had 8 ½ foot ceilings. Commissioner Scheier asked if they could discuss with their architect if there is a possibility of lowering the roof line so it would not be so tall. Mrs. Glasgow said they would look into it. Dennis Bertland questioned the single window in the attic on the gable end of the house facing the street. Mr. Bertland stated it might be more appropriate to have two smaller windows there to break up the mass of the wall. The Commission requested the applicant come back with more details on the plans and address the requests of the Commission. Mrs. Glasgow stated she would try to have the plans ready for the June meeting.

Application 11-09 Harold and Jennifer Berry

Block 31, Lot 21 – 49 Water Street, Mountainville

Harold and Jennifer Berry were present and sworn in. The Berry's have revised their plans to now have a full second story on the main part of the house instead of the previously approved dormer. With the new second story, the roof lines of the main portion and the middle portion of the house will match. The front porch will now remain unchanged and there will be a first floor bump out on the east elevation. The middle portion of the house will now have two windows that will be centered under the shed dormer. A motion was made by Commissioner Scheier seconded by Commissioner Moriarty to approve the application as submitted. All five of the Commissioners present voted in favor of the application.

Miscellaneous

The Commission reviewed Land Use Board Application 11-03 for Thomas and Kristen Blauvelt. The Commission found the plans presented with the application to be consistent with approved Historic Preservation Commission Resolution 2011-02. The Commission authorized the secretary to write a memo to the Land Use Board acknowledging the Commission's support of the plans in the application.

Public Participation

Adjournment

There being no further business to come before the Commission, a motion was made by Commissioner Moriarty and seconded by Commissioner Melchiorre 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 8:58 pm.

Respectfully submitted
Randall Benson
Secretary, Historic Preservation Commission