

**HISTORIC PRESERVATION COMMISSION
MINUTES
May 23, 2016**

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, Karen Moriarty, Rosemary Hartten, Glenn Likus arrived at 7:32 p.m. and Herbert Ulrich, Alt. #2.

Absent were: Ruth Melchiorre, Alt. #1 and Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:30 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 January 28, 2016.

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 questions or comment, the public participation portion of the meeting was closed.

CLAIM

- Dennis Bertland – Invoice dated May 17, 2016 #16-70-1.3 - \$200.00

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

Roll Call Vote

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

Those Opposed: None

CORRESPONDENCE

The Commission tabled discussion of item No. 1 of correspondence until Mr. Bertland can attend the meeting to discuss.

1. A letter dated April 27, 2016 from the NJ Historic Preservation Office re: Certified Local Government grant application not selected for funding.

RESOLUTIONS

- **Resolution No. 2016-05**– Cohen, Block 39, Lot 1
1 Church Street, Oldwick

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

RESOLUTION NO. 2016-05

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR JESSE COHEN FOR PROPERTY REFERRED TO AS
BLOCK 39, LOT 1,
LOCATED AT 1 CHURCH STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 16-02

On April 25, 2016, Jesse Cohen, applicant 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. Donna Lance is the owner of the property located at 1 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 to erect a new business sign at 1 Church Street.

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 Jesse Cohen.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Moriary and seconded by Mrs. Clark to approve the

application as submitted with the condition that the applicant submit a photo of the finished sign for the application file.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2016-06** – Waggenpack Block 38, Lot 10, 10 King Street, Oldwick

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

RESOLUTION NO. 2016-06

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. 16-04

On April 25, 2016, John Houghton, Contractor, 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 an air conditioning unit not included in the previous applications for a newly constructed addition to the existing home.

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 placement of an air conditioning unit 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 Mrs. Moriarty and seconded by Mrs. Clark to approve the application as submitted and in accordance with the testimony provided.

Roll Call Vote:

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

Those Opposed: None

APPLICATIONS

Appl. 16-03 Steve Timko, Forty North Technologies – Block 44, Lot 4
(revised) 53 Main Street, Oldwick

Steve Timko, was present and provided information on his proposed sign which measured no larger than 36” x 24” in accordance with the sign regulations. The sign will be mounted on existing brackets. Mr. Scheier noted for the record that Mr. Timko was asked to return with the final layout of the sign. When asked by Mrs. Clark if it will be white with purple letters, Mr. Timko responded in the positive. When asked the material of the sign, Mr. Timko noted that it is a double sided PVC sign. When asked if the other signs on the building are wood, Mr. Timko noted that they are made of various materials.

Mrs. Clark made a motion to approve the above referenced application based on the testimony provided. Mr. Ulrich seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Appl. 16-05 Jim Hotchkiss/The Sign Connection - Block 38, Lot 9
57 Main Street, Oldwick

Katrina Alger, business owner, was present and explained that she is proposing to erect a sign on an existing bracket at the Oldwick General Store; in the location where David Bunevich’s sign formally hung. She noted that she tried to match the size, design, color and shape of the other signs.

Mrs. Clark made a motion to approve the above referenced application based on the application material and testimony provided. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

APPLICATION REVISION

Appl. No. 15-07, Resolution No. 16-04 Steck (Private Hideaway LLC)

Paul Steck was present to request a revision to the above referenced approval. He specifically noted Condition 3 a. and asked that this condition be amended to read clapboard or composite. When asked by Mr. Scheier why they were asking to change it from board and batten to clapboard or composite, Mr. Steck explained that there is a problem with the vertical siding, the boards would be joined instead of uniform. Mr. Scheier noted that a product called Boral comes in 16 foot lengths. When asked by Mrs. Steck if they could use Boral the Commission responded in the positive. When asked if they are going to use Hardiplank, Mr. and Mrs. Steck replied in the positive. It was recommended that they put the smooth side out so it looks more like painted clapboard. Mr. Likus noted that when the wood grain side is painted darker colors the grain is very noticeable.

Mrs. Clark made a motion to approve the requested amendment to allow the applicant to use wood or synthetic board and batten or wood or composite clapboard. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Mr. Steck discussed with the Commission a violation of the tree ordinance on the neighboring property. He expressed concern with how the Township is interpreting the tree ordinance and that arborvitae is not being considered as a tree. Mrs. Steck noted that they have been to the Township Committee on three (3) separate occasions and they refuse to discuss the issue. When asked by Mr. Scheier if it is a tree that they want to remove, Mrs. Steck explained that the arborvitae in question were removed on a neighboring property without the proper approvals. She explained that the property owner removed 4 arborvitae without approvals because she was told by Mr. Landon they were shrubs not trees. Mrs. Steck is concerned that the remaining arborvitae will be removed which will impact their privacy. When asked by Mrs. Clark if the remaining trees are the same size that were removed, Mrs. Steck responded in the positive. Mrs.

Steck asked the Commission if they would be willing to review the tree ordinance and comment on whether an arborvitae is a tree. Mr. Scheier opined that an arborvitae is a tree and he suggested that the property owner be asked to apply for approval to remove any of the remaining arborvitae. Mr. Likus noted that arborvitae can be shrubs when they are small and so he suggested that the tree ordinance be amended to clarify the issue. Mr. Scheier thought that a site visit might be necessary and Mr. Likus suggested discussing the issue with Mr. Bertland when he returns. Mrs. Steck thanked the Commission members for their help and noted that no one on the Township Committee would help them or return their calls except for Lou DiMare.

Mr. Scheier suggested that the Commission write a letter to the Township Committee regarding the issue being brought to the Commission's attention by Mr. and Mrs. Steck. Mr. Likus agreed and suggested that the tree ordinance be clarified by providing a clearer definition of a tree. Mrs. Clark noted that she was told by Shana Goodchild that the Township adopted a new tree ordinance that relaxed tree removal regulations.

COMMISSION DISCUSSION ITEM

- Discuss topics for NJHPO training session for Commission Members

The Commission tabled this discussion until Mr. Bertland is available.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:23 p.m. by motion of Mrs. Clark and seconded by Mrs. Hartten. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator