

**HISTORIC PRESERVATION COMMISSION
MINUTES
November 23, 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: Janet Clark, Glenn Likus, Rosemary Hartten and Herbert Ulrich, Alt. #2.

Absent was: Michael Scheier, Karen Moriarty and Ruth Melchiorre, Alt. #1.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:38 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

There were no comments or questions from the public.

RESOLUTIONS

- **Resolution No. 2015-15** – Marquardt, Block 39, Lot 27
46 Old Turnpike Road, Oldwick
Eligible to vote: Mr. Likus, Mrs. Clark, Mrs. Hartten, Mrs. Moriarty, Ms. Melchiorre and Mr. Ulrich

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

RESOLUTION NO. 2015-15

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION
FOR JOSEPH MARQUARDT AND LAUREN FORTIER FOR THE PROPERTY
REFERRED TO AS BLOCK 39, LOT 27,
LOCATED AT 46 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 15-13

On September 28, 2015, Joseph Marquardt, 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. Joseph Marquardt is the owner of the property located at 46 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 so as to permit the removal of a deteriorated split rail fence and replacement of that fence with a wooden board and post fence as shown in the application material.

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 submitted in the application and based on the testimony of Joseph Marquardt.
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 Mr. Likus to approve the application with the following conditions:
 - a) The fence rails must be slip board.
 - b) Photos of the finished work shall be provided by the applicant for the Commission's file.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2015-16**– Private Hideaway, LLC, Block 39, Lot 2
3 Church Street, Oldwick

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

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

RESOLUTION NO. 2015-16

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR PRIVATE HIDEAWAY, LLC (JILL AND PAUL STECK) FOR THE PROPERTY REFERRED TO AS BLOCK 39, LOT 2,

LOCATED AT 3 CHURCH STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 15-14

On September 28, 2015, Paul and Jill Steck, 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. Private Hideaway, LLC is the owner of the property located at 3 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 following: a) replace porch roof, b) replace roof of bay window, c) replace deteriorated siding near porch roof, d) installation of board and post fence and e) replace gutters.

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 submitted in the application and based on the testimony of Paul and Jill Steck.
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 Mrs. Moriarty to approve the application with the following conditions:
 - a) The deteriorated roof of the front porch will be replaced with a standing seam copper roofing with copper flashing or powder coated metal roofing with flashing to match.
 - b) The deteriorated roof of the side bay window will be replaced in-kind with asphalt shingles to match the existing main roof.
 - c) The sections of deteriorated wooden clapboard siding adjoining the front porch roof will be replaced in kind and painted to match the existing siding.
 - d) The existing aluminum K-gutters and rectangular down spouts will be replaced in-kind or with half-round galvanized metal gutters and round downspouts.

- e) An unpainted wooden slip-board fence will be installed along the rear of the property as depicted on the submitted site plan and will match the approved fence on the adjoining property at 46 Old Turnpike Road, Block 39, Lot 27.

Roll Call Vote:

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

Those Opposed: None

MINUTES

- 1. September 28, 2015

Mrs. Clark made a motion to approve the September 28, 2015 minutes. Mr. Likus seconded the motion. All were in favor.

CLAIM

None

CORRESPONDENCE

- 1. A letter dated September 25, 2015 from Jonathan Kinney, CLG Program Coordinator for the State Historic Preservation Office re: 2016 Certified Local Government Grant Applications Available Online.
- 2. An e-mail dated October 2, 2015 from Jonathan Kinney, CLG Program Coordinator for the State Historic Preservation Office re: 2015 Certified Local Government Monitoring – Tewksbury Township (e-mailed to HPC on 10/2/15).

APPLICATION

Appl. No. 15-15 Zion Lutheran Church
Block 42, Lot 1
18 Miller Ave., Oldwick

Harold Wrede appeared as representative of the Zion Luther Church and was sworn in by Mr. Bertland. Mr. Wrede explained that the application was to construct a low retaining wall (of concrete block construction with blue stone capping) on the north side of the church education building to improve a poorly sloping landscaped area that was difficult to maintain. The proposed wall, which would match and abut an existing retaining wall, would be approximately 55 feet long with an exposed face of less than four feet at its east end and less than 18 inches at its west end. The proposed retaining wall would allow the area to be graded at a gentler slope. The graded area would be planted with grass on the east side of the building and shrubs on the north side of the building. The shrubs are proposed in the area between the top of the wall and the building's porch and in a narrow strip of land between the bottom of the wall and the existing parking lot. An existing metal railing at the top of the north slope would be moved closer to the building to enable the grading work.

Mrs. Clark made a motion to approve the application for the retaining wall, grading and landscaping as presented in the application with the condition that the applicant submit photos of the finished work. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Hartten, Mr. Ulrich & Mr. Likus

Those Opposed: None

COMMISSION DISCUSSION ITEM

- Authorization to file CLG Grant Application with the State HPO

The Commission reviewed a letter submitted by Dennis Bertland, Historic Preservation Commission Consultant, for the work necessary to prepare a 2016 CLG application to update the inventories of the Township's three (3) historic districts: Oldwick, Mountainville & Pottersville. Mr. Bertland explained that he would have the sole responsibility to prepare the application (due January 15, 2016), except for the provision of certain information and signed resolutions, as marked on the copy of the application submitted with his letter; those items marked are to be provided by the Township. The cost of his professional services for preparing the grant application is not to exceed \$1,200.

Mrs. Clark made a motion to authorize Mr. Bertland to prepare the application as presented in his proposal. Mr. Likus seconded the motion. The motion carried the following roll call vote:

Roll Call Vote:

Those in Favor: Mrs. Clark, Mrs. Hartten, Mr. Ulrich & Mr. Likus

Those Opposed: None

ADJOURNMENT

There being no further business, the meeting adjourned at 8:12 p.m. by motion of Mrs. Clark and seconded by Mr. Ulrich. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator