

**HISTORIC PRESERVATION COMMISSION
MINUTES
October 28, 2013**

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, Chairman, Karen Moriarty, Vice Chair, Jan Clark, Rosemary Hartten, Glenn Likus, Ruth Melchiorre, Alt. #1 and Herbert Ulrich, Alt. #2.

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 5, 2013.

PLEDGE OF ALLEGIANCE

Those present stood and pledged allegiance to the American flag.

MINUTES

- September 23, 2013

Mrs. Clark made a motion to approve the September 23, 2013 minutes with the correction that Mrs. Moriarty is Vice Chair. Mr. Ulrich seconded the motion. All were in favor.

CLAIM

- Dennis Bertland – Invoice dated October 22, 2013 #13-70-1.8 - \$225.00

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

Roll Call Vote:

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

Those Opposed: None

RESOLUTIONS

- **Resolution No. 2013-14** – Pierson, Block 21, Lot 3
2 High Street, Pottersville

Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre and Mr. Ulrich

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

RESOLUTION NO. 2013-14

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR STERLING AND JENNIFER PIERSON FOR PROPERTY REFERRED TO AS BLOCK 21, LOT 3, LOCATED AT 2 HIGH STREET, POTTERSVILLE, NEW JERSEY

APPLICATION NO. 13-13

On September 23, 2013, Rick Carney, contractor for the 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. Sterling and Jennifer Pierson are the owners of the property located at 2 High Street, Pottersville, New Jersey.
2. The subject property is located in the Pottersville Historic District.
3. The applicant applied for a certificate of appropriateness to install a 20 kW permanent generator (as described in the application and shown on the survey submitted).

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 Sterling and Jennifer Pierson.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Clark and seconded by Commissioner Melchiorre to approve the application as submitted and in accordance with the testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2013-15** – Thompson/Murphy, Block 40, Lot 6
13 James Street, Oldwick
Eligible to vote: Mrs. Clark, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty and Mr. Ulrich

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

RESOLUTION NO. 2013-15

FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR ROBERT B. THOMPSON AND SHANNON B. MURPHY FOR PROPERTY REFERRED TO AS BLOCK 40, LOT 6, LOCATED AT 13 JAMES STREET, OLDWICK, NEW JERSEY

APPLICATION NO. 13-14

On September 23, 2013, Robert B. Thompson, 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. Robert B. Thompson and Shannon B. Murphy are the owners of the property located at 13 James Street, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness to replace an existing asphalt shingle roof with asphalt shingle roofing (as described in the application and represented by the sample of roofing submitted).

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 Robert B. Thompson and Shannon B. Murphy.

3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Clark and seconded by Commissioner Ulrich to approve the application as submitted and in accordance with the testimony provided with the condition that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2013-16** – Zion Lutheran Church, Block 44, Lot 10
35 Oldwick Road, Oldwick
Eligible to vote: Mrs. Scheier, Mrs. Hartten, Mrs. Melchiorre, Mrs. Moriarty and Mr. Ulrich

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

RESOLUTION NO. 2013-16

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR THE ZION LUTHERAN CHURCH FOR PROPERTY
REFERRED TO AS BLOCK 44, LOT 10,
LOCATED AT 35 OLDWICK ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-15

On September 23, 2013, Harold Wrede, Chairman of the Church Property Committee, 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. Zion Lutheran Church is the owner of the property located at 35 Oldwick Road, Oldwick, New Jersey.
2. The subject property is located in the Oldwick Historic District.
3. The applicants applied for a certificate of appropriateness for the removal of modern aluminum and clapboard siding, the installation of insulation and replacement clapboard siding, the repair and restoration of trim elements and the replacement of deteriorated window sash and shutters.

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 the Zion Lutheran Church.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Commissioner Melchiorre and seconded by Commissioner Scheier to approve the application with the following conditions:
 - a. historic moldings are to be retained and repaired where possible
 - b. window trim and door moldings are to project beyond the face of the clapboards
 - c. wooden shutters are to be repaired where possible, and replacement shutters are to be wood
 - d. replacement window sash are to be "2 over 2" multi pattern to match existing
 - e. photographs of the completed project should be submitted to the Historic Preservation Commission Secretary

Roll Call Vote:

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

Those Opposed: None

APPLICATIONS

- Appl. No. 13-16 Michael J. Bercik
Block 42, Lot 17
13 Joliet Street, Oldwick

Mrs. Clark recused herself due to Turpin Real Estate, her employer, being within 200 feet of the subject property.

Applicant Michael J. Bercik appeared before the Commission and was sworn in. He explained that the application was for a natural gas storm generator and would be located in an inconspicuous location near the rear of the home. After reviewing the application and the photos provided the Commission concluded that the generator would be hard to see from any public street. When asked by Mr. Ulrich if it turns on and shuts off automatically, Dr. Bercik responded in the positive. When asked if it is loud, Dr. Bercik opined that it is less noisy than a lawn mower. Mrs. Moriarty made a motion to approve the application as submitted. Mr. Ulrich seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those opposed: None

- Appl. No. 13-17 Casey Cashman
Block 39, Lot 16
28 William Street, Oldwick

Applicant Casey Cashman and project architect Ezio Columbro appeared before the Commission and were sworn in. The applicant explained that the proposed addition was necessitated by health conditions requiring her to live on the first story so a bedroom and bathroom will need to be constructed on the first floor. Mr. Columbro noted that the lot is undersized and so the applicant will request relief from the Land Use Board. Additionally, the applicant proposes a wood deck to house a grill and some seating so that Ms. Cashman doesn't have to negotiate stairs to get to grade. He explained that the proposed 896 sq. ft. addition would reflect and harmonize with the exterior craftsmen style bungalow including cedar shake and cedar clapboard siding, wood bracketed eaves, with two (2) brick piers flanking the deck and Craftsmen style lamps on the brick piers. The roof will be asphalt shingle to match the existing asphalt shingles. When asked about the windows proposed, Mr. Columbro explained that the egress codes require a certain size window for bedrooms and so the window proposed is the smallest window that still complies with egress requirements. He noted that the window trim will be low maintenance material (painted Azek or Borel) to match the original in width and profile. Mrs. Clark made a motion to approve the application as presented and described in the application material. The motion was seconded by Mr. Likus. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

- Appl. No. 13-18 Tewksbury Township Public Library Assoc.
Block 44, Lot 11
31 Old Turnpike Road, Oldwick

Mrs. Clark recused herself from the meeting due to Turpin Real Estate, her employer, being within 200 feet of the subject property.

Patrick Ricciardi, member of the library board appeared for the applicant & was sworn in. He explained that the application was for the replacement of the existing siding with hardy plank, stating that the existing siding is over 100 years old and does not hold paint

and exhibits several areas of deterioration. An alteration was done to the building in 2008 where hardy plank was approved on portions of the rear and side of the building. The library has a limited income to operate with 90% to 100% of the budget spent every year to operate the library. Capital improvements are typically paid for by the Friends of the Library and fundraisers during the year. The Township provides approximately \$57,000 every year which is a large part of the operating budget. Mr. Ricciardi noted that they have found a contractor that is willing to install the hardy plank and accept payments over time. When asked by Mr. Scheier about insulation, Mr. Ricciardi explained that they believe that there was blown-in insulation installed approximately 15 to 20 years ago and during the alteration blown-in insulation was put in the ceilings. Mr. Scheier expressed concern that the hardy plank approved several years ago was not installed per the approval (smooth side out). When asked about the need for hardy plank versus painting the existing siding, Mr. Ricciardi explained that the proposals to paint are in excess of \$20,000. He added that the existing siding is in such a state of disrepair that it won't hold paint; to scrape and paint the building is not a financial possibility for the library. When asked, Mr. Ricciardi explained that approximately 25 to 30% of the building has already been resided with hardy plank. When asked if the casings around the windows would be replaced, Mr. Ricciardi responded in the positive and explained that all trim and exterior surfaces will be replaced with low/no maintenance material. When asked if the building will be sheathed before new siding is installed, Mr. Ricciardi opined that it would be prudent to sheath the building. When asked if the belfry will be renovated, Mr. Ricciardi responded in the positive. He explained that the library received a quote to do all the exterior work (labor and materials except for sheathing) for \$20,000. Mr. Scheier expressed concern that everything is being removed and replaced with plastic. Mr. Bertland noted that some effort should be made to help preserve the details such as the front entry and the belfry. When asked about the renovations to the front entry, Mr. Ricciardi explained that it will be preserved exactly as it is with new material. Mr. Likus was sympathetic to the budget constraints as well as the fact that the library is run by volunteers. He opined that the important things about the building are the details which is what sets it apart from any other building (the belfry, the eave details, etc.). Mr. Scheier noted that any Azek used on the building will have to have nail holes filled and painted. Mr. Ricciardi opined that it would be labor intensive to mimic the wood details in Azek. Mr. Scheier suggested that the approval be limited to the flat surfaces below the frieze and all the details must match the existing (window casings, sills, etc.). Mr. Bertland suggested that the Commission specify what is excluded from the approval. Mr. Scheier suggested that a condition be included that the Commission is to be notified by the applicant prior to the commencement of the first phase of the project. Mr. Ricciardi agreed.

Mrs. Patricia O'Brien, member of the library board, was present and sworn in. Mrs. O'Brien described the pictures that were submitted and noted that hardy plank was installed on the north and west side of the building.

Mr. Arnold Shapack, was present and sworn in. Mr. Shapack requested that the Commission remove the requirement to have the smooth side out because when the addition was built the grain side was exposed. He noted that on north side of the building

there is hardy plank but there is one area that is still wood clapboard. He opined that if people walked around the building there would be a mix of grain out and smooth out. Mr. Bertland opined that the sides exposed to the public roadways have not been altered yet and the Commission could require those two (2) sides (south and east) be smooth side out.

Mrs. Melchiorre made a motion to approve the application with the following conditions. Mrs. Moriarty seconded the motion. The motion carried by the following roll call vote:

- replacement siding is to be installed with smooth side out on the south and east sides of the building.
- window and door trim and corner boards are to be replaced with Azek or Borel to match the original in width and profile.
- if sheathing is necessary beneath the new siding, the face of the siding will not project out beyond the plane of the corner boards, roof cornice frieze or the window and door trim.
- the main roof cornice and frieze, the belfry and tower above the cornice frieze and the front porch (including the cornice and saw-tooth edge end siding) are excluded from this project
- the applicant is to notify the commission of the project start date so that the members can make a site visit.

Roll Call Vote:

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

Those Opposed: None

Mrs. Clark returned to the meeting at this time.

Discussion ensued regarding the use of hardy plank and the precedence that homeowners claim. Mr. Scheier opined that the Commission should develop a new set of guidelines that would preclude the use of hardy plank. Mr. Bertland opined that the current guidelines could be referenced as a tool that hardy plank is not to be used. Mr. Scheier noted that the problem is that the Commission has allowed the use of the material in the Historic Districts.

CORRESPONDENCE

1. A letter dated September 25, 2013 from Shana L. Goodchild re: Land Use Board Appl. No. 13-03, Cellco Partnership d/b/a Verizon, Block 44, Lot 26, 19 King St., Oldwick
2. A letter dated September 13, 2013 from Dan Abeyta, Federal Communications Commission to Kenneth Basalik re: Cellco Partnership d/b/a Verizon, Block 44, Lot 26, 19 King St, Oldwick

The Commission reviewed the building code information provided by Ms. Goodchild which shows what work requires building permits. Mr. Bertland noted that the Commission authorized him to prepare a list of building features that are not covered currently by historic commission review (door & window replacement, etc.); he will report on that at the next meeting.

PUBLIC PARTICIPATION

There was no public participation.

ADJOURNMENT

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

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator