

**HISTORIC PRESERVATION COMMISSION
MINUTES
March 25, 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, Glenn Likus arrived at 7:35 p.m., Rosemary Hartten and Ruth Melchiorre, Alt. #2

Absent were Janet Clark, Karen Moriarty and Herbert Ulrich, Alt. #1.

The meeting was called to order at 7:33 p.m. and a quorum established.

Also present were Dennis Bertland, Historic Consultant.

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

➤ February 4, 2013

With some minor corrections noted, Mrs. Hartten made a motion to approve the February 4, 2013 minutes. Ms. Melchiorre seconded the motion. All were in favor.

➤ March 18, 2013

Mr. Scheier made a motion to approve the March 19, 2013 minutes. Mrs. Hartten seconded the motion. All were in favor. Ms. Melchiorre abstained.

Mr. Likus arrived at this time (7:35 p.m.).

CLAIMS

The following claim was reviewed and approved by motion of Ms. Melchiorre and seconded by Mrs. Hartten:

1. Dennis Bertland – Invoice #13-70-1.2 - \$450.00

Roll Call Vote:

Ayes: Mrs. Hartten, Mr. Likus, Ms. Melchiorre and Mr. Scheier

Nays: None

PUBLIC PARTICIPATION

There was no public participation.

RESOLUTIONS

- **Resolution No. 2013-02** - Leslie Cording, Block 39, Lot 8
21 Church Street, Oldwick

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

RESOLUTION NO. 2013-02

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR LESLIE CORDING FOR THE PROPERTY REFERRED
TO AS BLOCK 39, LOT 8,
LOCATED AT 21 CHURCH STREET, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-01

On February 4, 2013, Leslie Cording, the applicant and the property owner, appeared before the Tewksbury Township Historic Preservation Commission. The Historic Preservation Commission also held a special meeting at the property on March 18, 2013 to review the proposed material for the project. The following Findings of Fact were made at the meetings held by the Historic Preservation Commission.

FINDINGS OF FACT

1. Leslie Cording is the owner of the property located at 21 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. The applicant is seeking approval to convert the existing two car garage into a one car garage and an artist studio.
 - b. The applicant is also seeking approval to remove the existing one car garage on the property due to its deteriorated condition.
 - c. The applicant wants to install an overhead door that is similar to the existing garage doors for the garage side. On the artist studio side, a false door will be constructed to match the new garage door. It will be fixed in place with two opening awning windows.
 - d. The single door in the middle of the building will be replaced with a similar style door. The trim on the front of the building will be in wood and will be the same as what is there currently.

- e. The applicant also seeking approval to install an AC condenser on the south or western side of the garage for the garage.

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. At the February 4, 2013 meeting The Historic Preservation Commission, by motion of Mrs. Clark and seconded by Mrs. Melchiorre authorized the issuance of a certificate of appropriateness in concept for the project as submitted in the application of Leslie Cording. The applicant provided the choice of doors, windows, bricks for patio and lighting for final approval at a meeting held at the site on March 18, 2013. The Historic Preservation Commission, by motion of Mrs. Clark and seconded by Mrs. Moriarty approved the material proposed.
 - A. Any changes to the plans or project approved by the Historic Preservation Commission must be presented to the Commission for approval before a final Certificate of Approval or Certificate of Occupancy can be issued.
 - B. Photographs of the project as it nears completion shall be submitted to the Historic Preservation Commission to ensure the project was built as approved. The Commission shall review photographs prior to issuing a Certificate of Approval or Certificate of Occupancy can be issued.

- 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. All were in favor.

NOW, THEREFORE BE IT RESOLVED by the Tewksbury Township Historic Preservation Commission as follows: The Historic Preservation Commission application of Leslie Cording be and hereby is approved in accordance with the testimony and the material samples provided.

HISTORIC PRESERVATION COMMISSION
TOWNSHIP OF TEWKSBURY

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2013-03** - Kristen Hassett, Block 42, Lot 14
14 Old Turnpike Road, Oldwick

Ms. 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. 2013-03

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE
APPLICATION FOR TOM AND KRISTEN HASSETT FOR THE PROPERTY
REFERRED TO AS BLOCK 42, LOT 14,
LOCATED AT 14 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

APPLICATION NO. 13-02

On February 4, 2013, Kristen Hassett, the applicant and the property owner and Ezio Columbro, the architect for the property 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. Tom and Kristen Hassett are the owners of the property located at 42 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 following:
 - a. The applicants are seeking approval to construct a two story three car garage on their property.
 - b. The garage will be constructed as per architectural plans by Ezio Columbro dated 1/18/13.
 - c. The garage will be placed on the property as per site plan by Columbro Architecture dated 1/18/2013.

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 of Tom and Kristen Hassett with two conditions.
 - C. The property owner can get building permits to construct the garage and put the trim and siding on the garage.
 - D. Once the garage is constructed and sided the Commission will conduct a site walk to determine if shutters should be put on the south side of the garage or not. The Commission will also determine where landscaping should be place to buffer the breezeway from the road if there should be any landscaping screen on the south side of the garage.
 - E. The architect will have to present the final choice of cupola design to the Commission for their approval.
 - F. The Commission will also have to decide on whether to approve the request for the driveway to be paved.
 - G. Photographs of the project as it nears completion shall be submitted to the Historic Preservation Commission to ensure the project was built as approved. The Commission shall review photographs prior to issuing a Certificate of Approval or Certificate of Occupancy can be issued.
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 Moriarty to approve the application.
The four Commission members present voted in favor of the application.

Roll Call Vote:

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

Those Opposed: None

APPLICATIONS

- Appl. No. 13-03 John and Stacy Melick
Block 23, Lot 42.01
18 Church Street, Oldwick

John Melick was present and sworn in by Mr. Bertland.

Mr. Melick explained that he and his architect, Ed O'Brien appeared before the Commission in August of 2012 with preliminary plans for a residence at 20 Church

Street. A resolution approving the project in concept was approved by the Commission. Mr. Melick noted that at the time the Commission was going to make a recommendation to the Land Use Board regarding the front setback. He went on to explain that he has stalled the project because the Township is in the process of amending the Village Residential zoning to change the required setbacks. The Master Plan has been amended to accommodate the zone change and the Township Committee introduced the ordinance and the public hearing will be held in early April. When asked by Mr. Scheier what the setbacks were changed to, Mr. Melick responded that the front setback has been changed to five (5) feet from 75 feet. When asked where the house will be placed on the lot, Mr. Melick opined 15 feet from the right of way.

Mr. Melick presented the Commission with completed plans and turned the questions over to Ed O'Brien. Mr. O'Brien was sworn in by Mr. Bertland.

Mr. O'Brien prepared the drawings and noted that the plan presented is essentially the same plan presented in concept in August of 2012 with the only difference being the increase to the sidewall on the west elevation. He explained that from the beginning the disposition of the house was to do something that is in scale with the other houses in the village. Mr. O'Brien explained that the project calls for asphalt shingles, simulated divided light wood windows with a vinyl exterior. The exterior of the main house will be cement board siding and the garage portion will be finished with fly ash trim (a sample was provided). Mr. O'Brien explained that the fly ash is made from volcanic rock and is fire resistant, does not rot and it holds paint. When asked if this material would be used for the trim and casings as well, Mr. O'Brien responded in the positive. When asked by Mr. Likus the size of the proposed house, Mr. O'Brien responded approximately 3,800 sq. ft.

When asked about the foundation treatment, Mr. O'Brien noted that not a lot of the foundation will be exposed. Mr. O'Brien also noted that he would like to use the fly ash material to build the hatchway going into the basement.

When asked by Mr. Likus if it is a zero clearance chimney, Mr. O'Brien explained that it will be masonry.

When asked by Mr. Bertland the proposed material for the front porch, Mr. O'Brien explained that it would be blue stone.

There being no further questions, Mr. Likus made a motion to approve the application as submitted. Mr. Scheier seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in favor: Mr. Scheier, Mrs. Hartten, Ms. Melchiorre and Mr. Likus

Those opposed: None

- Appl. No. 13-04 Ulrich and Dorothy von Hollen
Block 16, Lot 4
2 Apple Lane

Mr. Ulrich von Hollen was present and sworn in by Mr. Bertland.

Mr. Bertland noted that the house is not in a historic district but has a deed restriction that requires approval from the Historic Preservation Commission for exterior improvements requiring a permit. The deed restriction was placed on the property by the Township prior to the property being sold.

Mr. von Hollen presented plans for a 1003 sq. ft. flagstone patio and stone wall on the north side of the house. When asked by Mr. Scheier about the material, Mr. von Hollen explained it will be multiple pattern flagstone for the patio and the wall will be a mixture of regular and heavy flagstone with a 2 ½ inch cap.

There being no further questions, Mr. Likus made a motion to approve the application as submitted. Ms. Melchiorre seconded the motion. The motion carried by the following roll call vote:

Mr. Bertland reminded the applicant that the Commission's policy to ask that the applicant submit photographs of the completed project.

Roll Call Vote:

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

Those Opposed: None

- Appl. No. 13-05 Margaret Shantz
Block 41, Lot 3
19 William Street, Oldwick

Ms. Margaret Shantz was present and sworn in by Mr. Bertland.

Ms. Shantz explained that a large tree fell over and took some of the shingles off of the garage on her property. She requested to remove the existing roof (asphalt shingles) on the detached garage and install new 1/2 inch plywood and new 30 year dimensional shingles. The shingles will be the same as those used on the roof of the addition approved in 2012.

There being no questions, Mr. Scheier made a motion to approve the application as submitted. Ms. Melchiorre seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

- Appl. No. 13-06 William Taggart
 Block 23, Lot 26
 68 Old Turnpike Road, Oldwick

Lawrence Bentley, contractor for Mr. Taggart, was present and sworn in by Mr. Bertland.

Mr. Bentley explained that the slate roof on the house was removed and replaced with slate. The outbuildings had wood shingles and they were replaced with a slate roof with copper flashings. When asked if the roof was damaged, Mr. Bentley explained that the roof was blown off; a tree hit one of the outbuildings and a branch damaged the other.

When asked by Mr. Scheier if it was the original slate that was removed, Mr. Bentley responded in the negative and opined it was the second roof since the house is 200 years old and slate typically lasts 100 years. When asked if it was Pennsylvania slate that was removed, Mr. Bentley responded in the positive. When asked if he was replacing it with Pennsylvania slate, Mr. Bentley indicated that it was unavailable so he replaced it with grey/black Spanish slate. When asked if the work is complete, Mr. Bentley indicated that the main house is finished but that there is still more work to do on the outbuildings. He explained that 25 linear feet of damaged clapboard and 2 rotten window sills will also be replaced. The sills will be replaced with a material called bodyguard. When asked if it has a smooth surface, Mr. Bentley responded in the positive.

Mr. Bertland reminded the applicant that he would need to submit photographs of the completed project (roof, window sills and clapboard).

There being no further questions, Mrs. Hartten made a motion to approve the application as submitted. Mr. Likus seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

Miscellaneous Commission Business

- Section 106 filing – 19 King Street

Mr. Bertland explained that Mr. Benson was in communication with the Historic Preservation Office and they agreed to keep the local Commission in the loop as to the date of the balloon test. Mr. Bertland was authorized to make some inquiries with the Historic Preservation Commission and report back to the Chairman. When asked by Mrs. Hartten what a balloon test is, Mr. Bertland explained that a balloon is flown as high as the proposed tower to see how tall the tower will be relative to its surroundings.

- Approve 2012 CLG Report

The Commission reviewed the report and corrected some of the numbers on page one (1).

Adjournment

There being no further business, the meeting adjourned at 8:42 p.m. by motion of Mr. Scheier and seconded by Ms. Melchiorre. All were in favor.

Respectfully submitted,

Shana L. Goodchild
Land Use Administrator