

**HISTORIC PRESERVATION COMMISSION  
MINUTES  
April 28, 2014**

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 Chairman Michael Scheier, Vice Chairman Karen Moriarty, Jan Clark, Glenn Likus, Rosemary Hartten and Ruth Melchiorre, Alt. #1

Absent was Herbert Ulrich, Alt. #2.

Also present was Dennis Bertland, Historic Consultant.

The meeting was called to order at 7:34 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 21, 2014.

**PLEDGE OF ALLEGIANCE**

Those present stood and pledged allegiance to the American flag.

**RESOLUTIONS**

- **Resolution No. 2014-04** – Tewksbury Township Public Library Association (walkway/sidewalk), Block 44, Lot 11  
14 Old Turnpike Road, Oldwick  
*Eligible to vote: Mr. Scheier, Mrs. Moriarty, Mrs. Hartten, Mrs. Melchiorre and Mr. Likus*

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

**RESOLUTION NO. 2014-04**

**FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE  
APPLICATION FOR THE TEWKSBURY TOWNSHIP PUBLIC LIBRARY  
ASSOCIATION FOR PROPERTY REFERRED TO AS BLOCK 44, LOT 11,  
LOCATED AT 31 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

**APPLICATION NO. 14-03**

On March 24, 2014, Katarina Olsen, Girl Scout, and Pat Riccardi, Board member, appeared before the Tewksbury Township Historic Preservation Commission on behalf of the Tewksbury Township Public Library. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

## **FINDINGS OF FACT**

1. Tewksbury Township Public Library Association is the owner of the property located at 31 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 to install a 42 inch wide concrete handicap walkway/sidewalk. The walkway/sidewalk will begin at the edge of the parking lot south of the building, run parallel to the south side of the building and then turn at the SW corner of the building and terminate at the rear entrance of the library.

## **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 Tewksbury Township Public Library Association.
3. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mr. Scheier and seconded by Mr. Likus to approve the application as submitted and in accordance with the testimony provided with the following conditions:
  - a) A short walkway/sidewalk will be included connecting the proposed patio (Appl. No. 14-04) with the proposed walkway/sidewalk. The applicant will include this connecting sidewalk in her scope of work and coordinate construction with that of the patio.
  - b) The concrete for the proposed walkway/sidewalk will be tinted to match the color of the existing concrete sidewalk in the front of the building and, the concrete will be tooled to resemble 42 inch-square blocks.

Roll Call Vote:

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

Those Opposed: None

- **Resolution No. 2014-05** – Tewksbury Township Public Library Association (patio), Block 44, Lot 11  
29 William Street, Oldwick  
*Eligible to vote: Mr. Likus, Mr. Scheier, Mrs. Hartten, Mrs. Melchiorre and Mrs. Moriarty*

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

### **RESOLUTION NO. 2014-05**

#### **FINDINGS OF FACT AND RESOLUTION IN THE MATTER OF THE APPLICATION FOR THE TEWKSBURY TOWNSHIP PUBLIC LIBRARY ASSOCIATION FOR PROPERTY REFERRED TO AS BLOCK 44, LOT 11, LOCATED AT 31 OLD TURNPIKE ROAD, OLDWICK, NEW JERSEY**

#### **APPLICATION NO. 14-04**

On March 24, 2014, William Donoghue, Boy Scout, and Pat Riccardi, Board member, appeared before the Tewksbury Township Historic Preservation Commission on behalf of the Tewksbury Township Public Library. The following Findings of Fact were made at that public hearing by the Historic Preservation Commission.

#### **FINDINGS OF FACT**

4. Tewksbury Township Public Library Association is the owner of the property located at 31 Old Turnpike Road, Oldwick, New Jersey.
5. The subject property is located in the Oldwick Historic District.
6. The applicant applied for a certificate of appropriateness to install a 26 foot x 9 foot flagstone patio in the rear of the library.

#### **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 Tewksbury Township Public Library Association.
4. Based upon the findings of fact and the conclusions set forth above, the Township Historic Preservation Commission passed a motion made by Mrs. Melchiorre and seconded by Mrs. Hartten to approve the application as submitted and in accordance with the testimony provided with the following conditions:



under the building and inaccessible he will need to drill a new well. When asked the depth, Mr. Hull responded 75 feet.

Mrs. Clark made a motion to approve the application as submitted with preference for area one (1) shown, seconded by Mr. Scheier with the following condition: that the tank and existing A/C units be screened with shrubbery at either location; plants to be selected from the township list and selection presented to the commission. Mr. Scheier noted that the shrubbery must be deer resistant.

Roll Call Vote:

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

Those Opposed: None

**PUBLIC PARTICIPATION**

Mr. Scheier asked the public if there were any questions or comments regarding anything not on the agenda.

Tewksbury residents Tom & Kristen Hassett appeared and asked the Commission to consider their application for fencing, although the submission deadline had passed. Mr. Scheier noted that the property owner had appeared before the Commission for the detached garage and been approved and it appears that this is an adjustment to the fence that was approved as part of the pool project. The Commission agreed and the applicants were permitted to proceed.

Appl. #14-06 Tom and Kristen Hassett  
Block 42, Lot 14  
14 Old Turnpike Road, Oldwick

Tom & Kristen Hassett appeared before the Commission and were sworn in. The applicants explained the project as follows:

- Use existing 54 inch high aluminum fence & self closing gates to run from the house to the property line and from the new garage to the barn.
- Install new 8 foot deer fence (1 inch x 1 inch wire for pool code) along the side and back property line to the barn.
- Install Victorian wooden picket fence from the house to the front of the garage.

Mrs. Clark made a motion to approve the application as submitted and seconded by Mr. Likus with the following conditions: 1) the picket fence must be constructed of wood, 2) dry laid fieldstone should be used for any necessary retaining wall and the flagstone would be laid in pea gravel 3) photos of the completed project should be provided to the Historic Preservation Commission Secretary. The motion carried by the following roll call vote:

Roll Call Vote:

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

Those Opposed: None

There being no other comments or questions, Mr. Scheier closed the public participation portion of the meeting.

Mr. Bertland noted that the tarp on the out kitchen at 31 Water Street has blown off and the roof is beginning to collapse. He believed that the Land Use Board conditioned the variance on the preservation of the outbuilding. Mr. Likus offered to reach out to the contractor and ask them to replace the tarp on the building.

Discussion ensued regarding the deteriorating condition of the house at 61 Old Turnpike Road and if there are funds/grants available to help with the repair. Mr. Bertland noted that Norwescap funds were available in the past but he was unsure if those were still available and agreed to make an inquiry about it and get back to the Commission.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:20 p.m. by motion of Mrs. Clark and seconded by Mrs. Melchiorre. All were in favor.

Respectfully submitted,

Shana L. Goodchild  
Land Use Administrator