

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for August 19, 2009

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Ed Gagne, Leah Korbel, Susan Penney, Barbara Rossi and Eileen Stokes.

This regularly scheduled August meeting of the Historic Preservation Commission was advertised in the *Observer Tribune* and *The Daily Record* in accordance with the Open Public Meeting Act, and notification was posted on the Municipal Building Bulletin Board and the Township web site.

Chairman Stokes called the meeting to order at 7:48 p.m.

Minutes - There was no meeting in July

Applicants:

Pat Kenney, B20 L35, 264 Schooley's Mtn. Rd., Sch. Mtn. Historic Dist.

Applicant is seeking to replace the cracked ground level concrete floor on his side porch with a composite decking material called "Trex Escapes". The public hearing was waived as little of the decking would be visible from the road. The decking would be five inches higher and the existing porch posts would remain. HPC discussed the support for the decking and architect Ed Gagne voiced his concern over possible future drainage problems. Dale Blum made a motion, seconded by Susan Penney to issue a **COA(RO-08-02-09)** approving the project and allowing the use of a composite material due to the proximity to the ground, lack of knowledge about the original flooring material and the lack of visibility from the public thoroughfare. The motion passed 6-1 with Caryl Brackenridge dissenting.

Splash, B34,L53, One Fairmount Rd., German Valley Historic District

On August 3, Caryl Brackenridge and Eileen Stokes made a site visit to Splash to meet with Matt Saleeby and the heating/air conditioning contractor to discuss the best location for three air conditioning units and furnace flue(s). The conclusion was that the air conditioning units would be mounted on the back of the building above the one story addition and the customer entrance. The contractor will attempt to use a single flue and will determine the location based on the best way to minimize the height of the pipe and the visible intrusion. As the proposed changes have limited visibility from other properties, a **COA(08-01-09)** was issued conditional on approval of the HPC at this meeting. The HPC unanimously approved the COA on the condition that Architect Gagne meet with the contractor to discuss placement and/or possible camouflage for the flue vents. Bill Beute and Barbara Rossi left after this discussion.

Obadiah LaTourette Grist and Saw Mill - B28,L28, 12 E. Mill Rd., GV Hist. Dist. The Washington Township Land Trust needs to restore a collapsed dry stone wall only visible from the river. The same stones will be used so no COA will be required if the restored wall is an exact replacement. An historic architect will be consulted and if there are any design changes to the existing wall, the Land Trust will reappear before the HPC.

Thomas Besold - 42 Schooley's Mtn. Rd., German Valley Historic District

The building department contacted Chairman Stokes to ask if the homeowner needed a COA from HPC to erect a 10'x14' storage shed to the rear of the property. Eileen will inform the building department that a COA is not necessary in this case, but to continue to keep us informed. Dale Blum left after this discussion.

Barrie Wayland - B25,L48, 48 Schooley's Mtn. Rd., German Valley Historic District

Applicant wishes to repair and replace existing trim board at floor level with pressure treated beams and replace a few mahogany floor boards, all due to carpenter ant damage. No COA is required for this exact replacement.

Old Business

Cell tower, Ort Farm - letter from FCC stating a section 106 filing had been submitted. 11 East Mill Rd., B35,L18 - owners requested a new letter from HPC approving their garage project for their Sept. 2nd appearance before the Board of Adjustments. Since the HPC issued a COA allowing the addition of a second story on the garage, the cinder block building was demolished and a new concrete building was partially constructed. The HPC asked Eileen to let the owner know that we could not issue a letter for them. Eileen was also instructed to notify the BOA that our previous approvals regarding that building were no longer applicable as that building no longer exists.

New Business

County Bridge Replacement, Bartley Rd. - Eileen will ask county/town to notify HPC before wall above culvert is constructed so we have some input.

Spartan Mart - Eileen will inform owners that it is their responsibility to notify new renters about neon light restrictions and sign approval in the Historic District.

Environmental Commission sign - HPC was consulted about design of the signs but not the placement. Sign marking So. Branch is in front of the door of the "River Building" on private property and can not stay there permanently. Eileen will call someone on Commission to discuss this.

Historic Preservation Award signs have been collected.

Ed Gagne reported that he has taken 8 CED credit hours in Historic Preservation.

NJ Barn Quilt Project - Eileen will ask township webmaster to include a link to this project on our web page as a way to highlight the importance of preserving barns.

The next regularly scheduled meetings will be Sept. 2 (work session) and Sept. 16 at 7:30 p.m.

This meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Caryl R. Brackenridge
Stokes)

Approved: 9/16/09 (Blum, Gagne, Rossi,