

## Historic Preservation Commission

### Monthly Meeting Minutes December 11, 2018

- Call to Order

Chairperson Pat Fisher-Olsen called the meeting to order at 7:34 pm. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised.

- Roll Call

In attendance were Commissioners Pat Fisher-Olsen, Alan Harwick, Erin Brennan, Jim Carden, Herb Fischer, Chuck Waters, John Woodward and Alternate Commissioner Dana Maurer.

- Historic Preservation Commission Design Reviews

- Whitehouse-Mechanicsville Historic District

Bl 17 Lot 1 - 2 Old Highway

Bl 17 Lot 1.01 - 106 Rt. 22 W

Bl 17 Lot 2 - 4 Old Highway

Bl 17 Lot 3 - 6 Old Highway

Whitehouse, NJ

REVIEW: Chase Bank – Concept Plans AA and AB

Represented by: Gail Price, Attorney for The Ferber Company, developer

The Commission was asked to review concept plans for the construction of Chase Bank branch on Route 22 W. The applicant proposes to (i) subdivide three existing properties on Old Highway (BL 17, Lots 1, 2 and 3); (ii) construct the bank facility on Route 22; (iii) demolish the existing structure on Lot 1.01; (iv) construct an access road from the proposed bank to Old Highway; and (v) transfer the subdivided lots with the existing structures to Readington Township. The developer presented two subdivision proposals, one (AA) with the subdivided lots being 0.087, 0.071 and 0.083 acres; and the other (AB) with the subdivided lots being 0.11, 0.12 and 0.17 acres. The Commission discussed the plans.

The Commissioners expressed concern regarding the historic wagon house at the rear of Lot 2. As it is currently situated, it would have to be demolished. The applicant agreed to consider moving the structure to the subdivided property.

Commissioner Carden expressed concern about additional traffic on Old Highway and the removal of the existing structure on Lot 1.01. Peter Primavera, Historic Consultant to the developer, noted that the building to be demolished had been substantially compromised and would be the least significant of the existing structures. The applicant agreed to consider limiting the traffic to a left turn only.

Alan Harwick moved to approve the Concept Plan set forth on Concept AB, as submitted and to work with the applicant to continue to preserve the residential nature of the historic district. Erin Brennan seconded the motion. Approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, H. Fischer, C. Waters, and J. Woodward. J. Carden voted no.

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- Old Business
  - Mill Road Bridge: Chairperson Fisher-Olsen gave an update on the proposed Mill Road bridge replacement. She had spoken to Freeholder Holt who had requested more people to submit comments.
  - Audit: Chairperson Fisher-Olsen gave an update on the audit.
  - Haypress Cemetery: Commissioner Harwick noted that he will present the proposed sign to the Township Committee in January.
- Minutes. The commissioners reviewed the draft minutes from the November 13, 2018 meeting. Alan Harwick moved that the minutes be approved as submitted. John Woodward seconded the motion. All were in favor.

Erin Brennan made a motion to adjourn the meeting. John Woodward seconded the motion. All were in favor. Meeting was adjourned at 9:02 pm.

Minutes recorded and submitted by Erin Brennan.